



# राजपत्र, हिमाचल प्रदेश

## हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

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वीरवार, 20 जुलाई, 2017 / 29 आषाढ़, 1939

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हिमाचल प्रदेश सरकार

**SOCIAL JUSTICE & EMPOWERMENT DEPARTMENT**

**CORRIGENDUM**

*Shimla-2, the 7th July, 2017*

**No. SJE-E(2)-23/2007, Part-I.**—Please read the name & address of Member/Social Worker of the Juvenile Justice Board Kangra as “Shri Yudhvir Singh Rana S/o late Shri Girija Singh, Village Nee, PO Dramman, Tehsil Jaisinghpur, Distt. Kangra H. P.” and date of nomination

as “w.e.f. 22.7.2017” instead of the name, address & date of nomination as shown in this Department Notification of even number dated 18th May, 2017.

By order,  
**Arvind Mehta**  
*Addl. Chief Secretary (SJ&E).*

## FOREWORD

With a view to ensure its planned and regulated development, Trilokpur Special Area was brought under the ambit of H.P. Town and Country Planning Act, 1977 (Act No. 12 of 1977) vide State Government Notification No. No. TCP-F(5)-6/2001 dated 29.11.2001. As per the provisions of said Act the existing land use map of Trilokpur Special Area is prepared and finally adopted vide notice HIM/SADA/T-11/2004-159-214 dated 27.03.2004 (appeared in Extraordinary Rajpatra dated 24.05.2004).

Subsequently a Development plan is prepared in respect of Trilokpur Special Area and this plan document is based upon calculation of requirements for residential, commercial, industrial, traffic and other activities for the year 2031 A.D.

Over the past years the general public of Trilokpur Special Area has strongly resented against the zoning regulations and thus, it was therefore decided to undertake the preparation of Development Plan of Trilokpur Special Area in order to accommodate wishes of the general masses.

This Development Plan has been prepared after conducting fresh surveys and studies and incorporating latest changes in land-use structure of Trilokpur Special Area. Requirements and proposals have been worked out for the design year 2031 A.D. This document also includes changes in zoning regulations in consonance with the views, wishes of the residents of the Special Area. Gratitude is expressed to those who have helped for the preparation of this document directly and indirectly.

**Chairman**  
*Special Area Development Authority*  
*Trilokpur, District- Sirmour H.P.*

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**CHAPTER 1****INTRODUCTION TO CONTEXT****1.1 Preparation of Development Plan for Trilokpur Special Area.**

Kala-Amb hemlet, part of Trilokpur Special Area on Ambala- Kala-Amb-Paonta Sahib-Dehradun-Haridwar-National Highway- 72 is a gateway of Himachal Pradesh situated on a beautiful hillock the altitude of 430.00 mtrs. Trilokpur Special Area has expanded in a linear fashion along National Highway towards Kala-Amb. In order to ensure regulated and planned Development of the area, Government of Himachal Pradesh vide notification No. TCP-B F(5)-6/2001 dated 29.11.2001 extended Himachal Pradesh Town & Country Planning Act, 1977 (Act No. 12 of 1977) in revenue mohals Kheri and Trilokpur to Trilokpur Special Area. Subsequently, existing landuse of the foresaid area was prepared and adopted/frozen vide notification HIM/SADA/T-11/2004-159-214 dated 27.03.2004 (appeared in Extraordinary Rajpatra dated 24.05.2004) On National Highway-72 Nahan to Kala-Amb is witnessing huge construction activities in view of industrial package of Central Government, thereby it is seen that ribbon development is taking place along this road.

For ensuring regulated and planned development of the area, Government of Himachal Pradesh, expanded the limits of Trilokpur Special Area by including revenue villages namely Johron, Rampur Jattan, Moginand, Ogli (Kala Amb), Nagal Saketi, Ambwala-Sainwala (150 mtrs. on either sides of the road vide Notification No. TCP-F(5)-6/2001 dated 09.08.2005. Subsequently existing landuse of the expanded area was prepared and adopted/frozen vide Notification No. SADA T-11/203-970-1025 dated 11.01.2007.

A large section of people particularly those living in plain areas and just near on the road have been raising voice against strict zoning regulations. It is therefore imperative to make our regulations soft acceptable and realistic.

In order to prepare a technically viable document acceptable to the masses, the development plan is prepared after carrying out detailed surveys & studies and after soliciting views from key citizen, govt. / semi govt. department, grassroots functionaries of the area, stake holder, non-government organizations (NGOs') and public representative etc. have been kept in mind evolving future land-use strategy and zoning regulations.

*To examine the quantitative and qualitative aspects of various land-use development activities, problems of Trilokpur Special area the Development Plan is prepared by Divisional-Town and Country Planning Department, Nahan, District- Sirmour (H.P.).*

## CHAPTER 2

### TOWN OVER TIME

#### 2.1 Nomenclature

As the name Trilokpur implies there is a triangle of three Shakti Temples in the area, each depicting different faces of Goddess Durga. The main temple situated at Trilokpur is the temple of Bhagwati Tripur Bala Sundri which depicts a beautiful childhood image of Goddess Durga. Another 'Shakti Temple' dedicated to Bhagwati Lalita Devi depicting another image of Goddess Durga, is situated on a hillock located at a distance of three kms in front of the main temple of Bhagwati Bala Sundri. The third famous 'Shakti temple' of 'Tripur Bhairavi' is situated at a distance of 13 kms north-west of Bala Sundri temple. A road connects it with the Nahan-Kala Amb Road at Sainwala, nearly 9.6 kms below Nahan. A regular bus service runs from Nahan to this place via Kala Amb. During navratras one can get direct bus services of Haryana roadways from Ambala cantt, Yamunanagar and Naraingarh.

As per legend Maa Bala Sundari ji had appeared in the year 1573 at Trilokpur in a bag of salt brought from Devban (UP) by a local shopkeeper Sh. Ram Dass. The said shopkeeper kept on selling salt from the bag throughout the day but the commodity did not exhaust and the bag remained filled as if nothing had been taken out there from. He was taken back by the miracle and while asleep in the night Goddess appeared in his dream and narrated the incidence of her disappearance from Devban (UP) and directed to construct a Temple to establish her PINDI swaroop which was already existing inside the bag of salt and also directed to worship in the name of Mahamaya Bala Sundari – an infant state of Goddess Vaishno Devi. Lala Ram Dass was not rich enough to construct the temple, thus he decided to approach the then ruler of Sirmour state who inhesitanly agreed and got constructed a temple for the installation of the Divine PINDI of Mata Bala Sundari ji at Trilokpur. The king invited some artisans from Jaipur (Rajasthan) in 1570 A.D. and a beautiful marble temple dedicated to Goddess Tripur Bala Sundri came by 1573 A.D. It is pertinent to mention here that at Devban in Uttar Pradesh also there was a famous ancient temple of Bhagwati Bala Sundri. After the temple was completed the worship of Goddess Bala Sundri became the tradition in the Royal family. The temple was renovated by Maharaja Fateh Prakash in 1823 and by Maharaja Raghubir Prakash in 1851. The temple is an example of exquisite workmanship and is an amalgam of Indo-Persian styles of architecture.

Every year over **32 lacs** of devotees visit shrine of Bhagwati Bala Sundri. The traditional Poojari of the Bhagwati belongs to the business community and Vaish by cast; it is another unique feature of this famous Shakti Peeth of North India. Right since temple's inception, the descendants of Lala Ram Das have been performing the main Pooja there.

#### 2.2 Historical Evolution

Due to construction activities in view of industrial package of central Govt., during the year 2003 state govt. created Special Area Development Authority by merging Kala Amb and Ambwala-Sainwala Panchayats in Trilokpur Special Area in August, 2005.

#### 2.3 Regional Setting

Trilokpur Special Area has **three Gram-Panchayats** namely (i). Trilokpur, (ii). Kala Amb, (iii). Ambwala-Sainwala, which consist of **eight revenue mohals** namely (i). Trilokpur, (ii). Kheri,

(iii). Johron (iv). Rampur Jattan (v). Moginand (vi). Ogli (vii). Nagal Suketi (viii). Ambwala-Sainwala. Trilokpur is situated on an isolated hillock about 24 km south-west of Nahan, 77-15' north and 30-30' east, at an elevation of about 430 m. The place is famous for its temple of renowned goddess Maa - Bala Sundri.

**Table 2.1: The detail of Panchayats & Revenue Mohals under Trilokpur Special Area:**

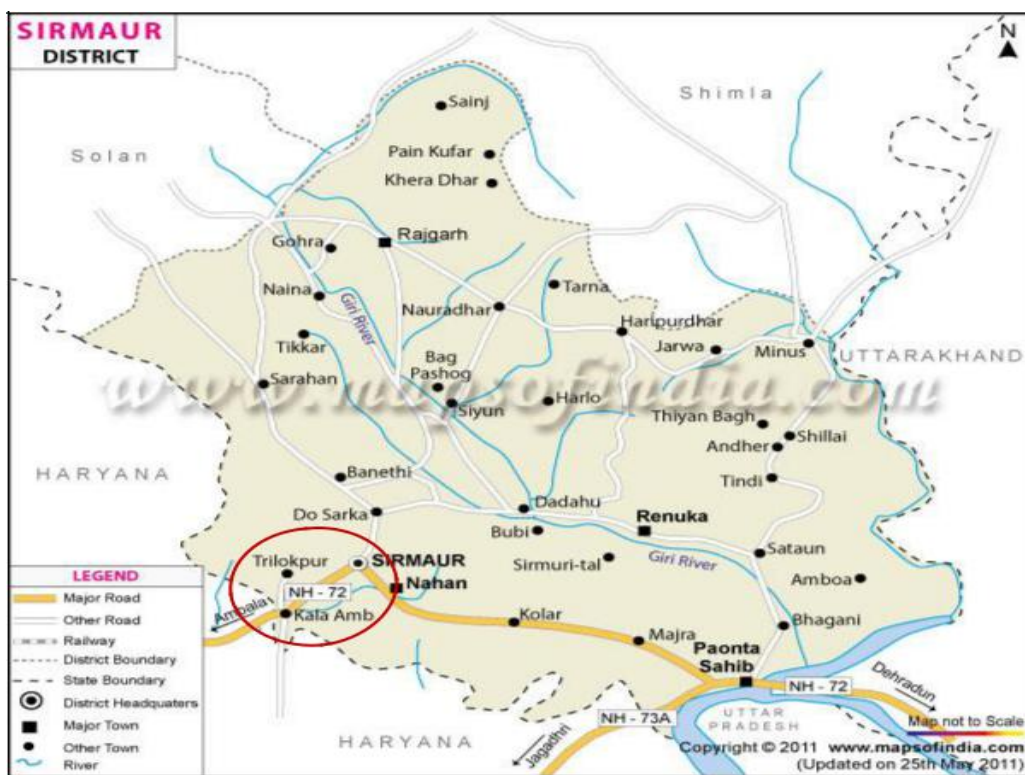
S.No.	Name of the Panchayat	Name of Revenue mohals
1.	Trilokpur	Trilokpur, Kheri
2.	Kala-Amb	Kala-Amb, Johron, Rampur Jattan, Moginand, Ogli, Nagal- Suketi.
3.	Ambwala-Sainwala	Ambwala-Sainwala

*Source: Village Revenue Officer*

## 2.4 Status

Boundary of Himachal Pradesh starts from Kala-Amb and the small Shivalik hills ranges starts from this place. A state highway leads to Trilokpur Temple from Kala- Amb junction and National Highway-72 leads to Nahan- Paonta Sahib. Trilokpur Special Area is situated at an altitude ranging from 300 mtrs to 444 mtrs above mean sea level. A fossil park is situated in Suketi village. Trilokpur and Suketi both villages are tourist places also. Markandaji River flows through Trilokpur Special Area.

Kala-Amb situated along National Highway- 72, it is well conveniently linked with major cities ie. Nahan, Paonta Sahib, Dehradun Ambala, Yamunanagar, Naraingarh, Panchkula and Chandigarh.



*Map of District Sirmour*

**CHAPTER 3****TRILOKPUR SPECIAL AREA****3.1 Overview**

Keeping in view planning requirements and considering growth trends of the area, Government of Himachal Pradesh vide notification No. TCP-F(5)-6/2001 dated 29.11.2001 extended Himachal Pradesh Town & Country Planning Act, 1977 (Act No. 12 of 1977) in revenue mohals Kheri and Trilokpur to Trilokpur Special Area. Subsequently, existing landuse of the area was prepared and adopted/frozen vide notification No.HIM/SADA/T-11/2004-159-214 dated 27.03.2004 (appeared in Extraordinary Rajpatra dated 24.05.2004).

National Highway -72 Nahan to Kala-Amb road havebeen witnessing huge construction activities in view of industrial package of central Government. The Special Area as delineated measures 2596 Hectares. In order to ensure regulated and planned development of the area, Government of Himachal Pradesh, expanded the limits of Special Area Trilokpur by including revenue mohals namely Johron, Rampur Jattan, Moginand, Ogli (Kala Amb), Nagal Saketi, Ambwala-Sainwala (150 mtrs. on either sides of the road) comprising an area of 1643 hectares vide Notification No. TCP-F(5)-6/2001 dated 09.08.2005. Subsequently existing landuse of the expanded area was prepared and adopted/frozen vide notification No. SADA T-11/203-970-1025 dated 11.01.2007.

In this way, old and expanded special area comprises of 2596 hectares and population of 11480 persons as per 2011 census:

**Table 3.1: Trilokpur Special Area is defined by the following boundaries:**

<b>North</b>	Bounded by Jungle Sarkar.
<b>East</b>	Bounded by Jungle Sarkar as well as Markanda river
<b>South</b>	Bounded by Haryana State.
<b>West</b>	Bounded by Jungle Sarkar Haryana State.

*Source: Village Revenue Officer*

**3.1.1 The detail of revenue settlements as notified vide notification no. TCP-F (5)-6/2001 dated 9.8.2005 is as under:**

**Table 3.2: Revenue Settlements in Trilokpur Special Area**

<b>S.No.</b>	<b>Name of Revenue Village</b>	<b>Hadbast No.</b>	<b>Area in Hect.</b>	<b>Patwar - Circle</b>	<b>Population</b>
1.	Trilokpur	124	742	Trilokpur	1935
2.	Kheri	137	211	Trilokpur	971
3.	Johron	138	151	Trilokpur	441
4.	Rampur Jattan	139	275	Moginand	1353
5.	Moginand	142	369	Moginand	2177
6.	Ogli (Kala-Amb)	140	292	Moginand	1462
7.	Nagal Saketi	141	316	Moginand	1262



8.	150 mtrs. on either sides of the road from the edge of acquired width along Kala-Amb to Nahan "National Highway-72" upto the boundary of Nahan Planning Area along this road.	120 (Part) + part of Kangniwala forest.	240	Moginand	1879
	<b>Total :</b>		<b>2596</b>		<b>11480</b>

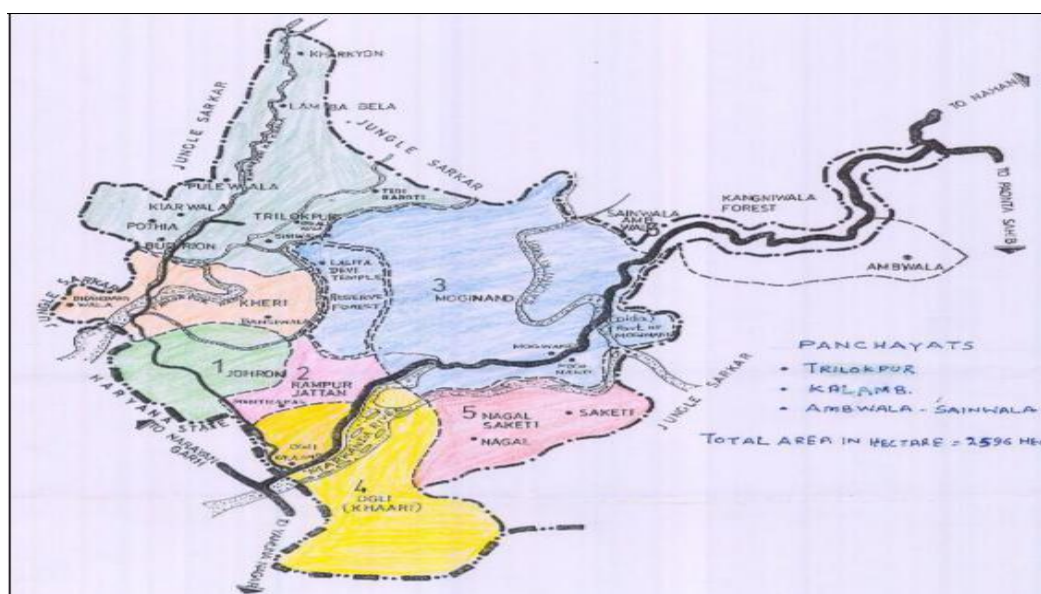
*Source: Village Revenue Officer(2011)*

Population of special area in 2011 is 11,480 persons which is likely to increase to 14,396 persons in 2021 and 18,052 in 2031.

Trilokpur Special Area can be divided in to three parts as bird view of special area seems to be raised as plain terrain and hilly area by flowing in between Markanda River and some part of Haryana villages like Naraingarh and Kala-Amb also. The three parts of the Trilokpur special area are described as under:-

- **Part I:** Is almost parallel to national highway-72 covering the area of Kala-Amb Mainthapal, Rampur-Jattan, Moginand, Ambwala-Sainwala villages.
- **Part II:** Along Kala-Amb-Trilokpur road parallel to villages on right side i.e. part of Rampur Jattan, Kala-Amb, Kheri, Johron-Trilokpur. On left side of this road most of the areas falls in Haryana State.
- **Part III:** Areas along Kala-Amb- Suketi road which start from the boundary of Haryana State and covers village Nagal Suketi famous for Fossil Park.

As one moves from south to north altitude ascends and approaches the hilly area. It is almost the same of the remaining three sides. It starts moving from East to West and West to East. There are some local variations in the slope geographically. It has counted for the industrial structure and activities related with town functions, facilities and infrastructure. And where valley is narrow with some gentle slopes, such areas have been mostly either under fields, nallahs or are under dense forests.



**Trilokpur Special Planning Area**

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**CHAPTER 4****REGIONAL SCENARIO****4.1 Overview**

Kala-Amb in District Sirmour is the gateway to Himachal Pradesh. It is located on the foot in Shivalik Hills and Markanda river flows from Suketi towards Kala-Amb, Ambala, Yamunanagar and Chandigarh are the nearest cities.

The population of Sirmour district increased from 4,58,351 in 2001 to 5,29,855 in 2011, registering decadal increase of 15.68%. The decadal growth of the state is 12.94% in comparison to 17.65% of national average during 2001-2011. By comparing the percentage decadal growth rate of 1991-2001 decade with 2001-2011, it can be observed that the growth rate has increased from 5.81% to 15.68 % in Sirmour District. If one compares the growth rate of 1991-2001 decade which was 5.81% it can be concluded that from 1991 onwards the growth rate of population in terms of percentage has increased due to industrialization.

The tourist coming from Uttarakhand (Dehradun side), Haryana (Yamunanagar, Jagadhari side) and from other cities like Saharanpur, Ambala etc. intending to visit Shimla, passes through the town. The pilgrims also visit Shree Renukaji temple and lake. A few tourists do visit to “Saketi fossil park” situated 22 kms from Nahan town and is on the border of Haryana state which is also abutting the boundary of Himachal Pradesh near Kala-Amb. Other places of tourist attraction and of pilgrimage are “Mata Bala Sundri Ji” temple at Trilokpur, scenic views of Nahan from Jamta hill top famous chatri at Nahan of imperial times, Shanti-Sangam and Royal palace at Nahan.

Sand stone of various degrees of hardness is found in the whole Sirmour district. The greater part of Sirmour district lies on rocks of tertiary age, with beds belonging to the carbonaceous system (Krol and Blaini groups) on the north-east. The lower tertiary rocks are particularly well developed and the Sirmour series, which includes the Subathu, Dagshai and Kasauli groups. The upper tertiary or Shivalik series is largely developed in the neighborhood of Nahan. The Nahan groups are overlain by sand-stones and conglomerates (middle and upper Shivalik) in the neighborhood of Dadahu.

**CHAPTER 5****PHYSIOGRAPHY****5.1 Physiography**

The relevance of the physical aspects are studied to know the planning of a region as these become barriers or facilitators for a development of a region that in order to know the problems and potentials related to physical aspects. The following aspects have been covered to study the physiography:

- ✓ *Topography*
- ✓ *Climate*
- ✓ *Vegetation*
- ✓ *Geology and Soil*
- ✓ *Environment Concerns*

Physiography is a subfield of geography that focuses on the systematic study of patterns and processes within the hydrosphere, biosphere, atmosphere and lithosphere.

### 5.1.1 Topography

Trilokpur stands on an isolated hillock about 24 km south-west of Nahan, 77°15' north and 30°30' east, at an elevation of about 430 m. Trilokpur Special area is situated in the outer Shivalik Hills North direction. It is mainly plain and slightly hilly in character having predominantly bamboo forests over Government as well as private land, small terrace agriculture fields, steep slopes, natural nallahs and zig-zag roads.

### 5.1.2 Climate

Trilokpur Special Area has tropical climate, it provides moderate and salubrious climate due to its location and existence of bamboo forests around. Average yearly rainfall is about 150 cms. Temperature varies from 8° C to 44° C. Most of the rain fall occurs in July and August. However, sufficient rain fall is received in winter also.

### 5.1.3 Vegetation

Trilokpur Special Area consists of predominantly bamboo forests followed by khair, mango trees, shrubs, local species of trees etc.

### 5.1.4 Geology and Soil

Trilokpur Special Area is situated in small ravines of Shivalik range and surrounded by Markanda River on East and Kharkyon-ka-Khala on West side, reserve forest on North side and Haryana State on South. Barring Kala-Amb, other area is gently sloppy. Geological formation of Trilokpur Special area is generally of sands, stone and clay. The bearing capacity of soil is 15 tons per square meter which is suitable for urban development excluding river/nallahs side and steep slopes for super structures.

### 5.1.5 Environment Concerns

Due to mass scale developmental activities in the special area pressure on open vacant land is mounting tremendously. As a result of it hill cutting is enormous which is degrading the existing environment, soil erosion which further leads to choking of natural drainage. This requires scientific management so as to avoid further degradation of environment. The social environment is undergoing deterioration on account of large scale industrial workers who happen to be mostly outsiders.

### 5.1.6 Eyesores of Trilokpur

There are few segments in the vicinity of Trilokpur special area where haphazard development activities have taken place such as growing informal sector, street vendors along Trilokpur, Kala-Amb, Kala Amb-Nahan road, Suketi road and in villages like Rampur Jattan, Johron, Moginand and Kheri.

### 5.1.7 Spatial Imperatives of Built Up Area

Since Trilokpur Special area is generally new areas adjacent to Kala-Amb and along Kheri, Johron villages are witnessing huge construction activities in view of industrial package, thereby it is seen that ribbon development is taking place along Kala-Amb-Trilokpur road, and Kala Amb-Nahan road National Highway-72.

**CHAPTER 6****DEMOGRAPHIC CHARACTER****6.1 Need and Importance of Demography**

Demography is the statistical study of the size, composition and spatial distribution of human population. It can be a very general science that can be applied to any kind of dynamic population that is one which changes over time and space. It refers to the collection of data, facts and figures about different aspects of population. The data collected at different points of time reflects the transformation taking place in the society. The study of demographic characteristics is essential for projecting the future population and provides various facilities as per the estimation of these future projections; this information forms the basis for formulation of future strategies and policies for physical, social and economic development.

Demography is widely used for various purposes and can encompass small, targeted populations or mass populations. Government use demography for political observations, scientists use demography for research purposes, and businesses use demography for the purpose of advertising in real estate, demography is employed to give clients an overview of specific neighborhoods.

A census helps provide much of this information, in addition to vital statistic records in some studies, the demography of an area is expanded to include education, income, the structure of the family unit, housing, race or ethnicity, and religion.

**6.1.2 Demographic Structure of Trilokpur Special Area**

The parameters studying for demography are the following:

- ✓ It includes whole of the population structure of an area
- ✓ Literacy rate
- ✓ Occupational structure and workforce

**6.2 Population Growth**

Population of Trilokpur Special area has increased from 6028 in 1991, 9154 in 2001 and 11480 in 2011 respectively. The growth rate of population during 1991 to 2001 decade is 51.85% and during 2001 to 2011 is 25.40 % which is primarily of natural growth but due to industrial package, the population growth of area is expected to increase manifold as 379 units of small scale and 82 units of medium and large scale industrial units have got registration with the department of Industry with an expected investment of 84395.62 lacs and 8605 persons expected employment. Due to this reason, the growth of town is anticipated to be about 25% during 2011-2021 and 2021-2031 respectively. On the basis of aforesaid growth rate the population of Trilokpur Special Area shall be 14396 persons in 2021 and 18052 persons in 2031.

**Table 6.1: Population Projections for Trilokpur Special Area**

S. No.	Year	Population	Growth Rate (%)
1.	1991	6028	35.58
2.	2001	9154	51.85
3.	2011	11480	25.40
4.	<b>2021</b>	<b>14396</b>	<b>25.00</b>
5.	<b>2031</b>	<b>18052</b>	<b>25.00</b>

**Source:**

- Projections based on population data of gram panchyats, Census 2011.
- Town and Country Planning department Socio-Economic Survey.

**6.2.1 Population growth and growth rate of various towns of district Sirmour****Table 6.2: Population and Growth Rate of Towns in Sirmour District**

S. No.	Name of Town	1991	2001	2011	Growth Rate 2001-2011
1.	Nahan M.C	21878	26053	28899	9.84%
2.	Paonta Sahib M.C.	13207	19090	25183	24.19%
3.	Rajgarh NAC	1780	2527	3083	18.00%

**Source:** District Sirmour census 2011.**6.2.2 Sex Ratio and Age Structure**

In 2001 for a 1000 males there were 694 females in Trilokpur special area against sex ratio of 897 females for 1000 males for Sirmour district. Similarly sex ratio of special area has been registered as 819 against 917 of district Sirmour and 971 of State as per the census of 2011. It is obvious from the figure that most of the employees of Special Area are living with their families. Sex structure of population during last decades is given as under:

**Table 6.3: Sex Composition of Population in Trilokpur Special Area 1991-2011**

Year	Males	Females	Females Per 1000 Male
1991	3333	2695	808
2001	5405	3749	694
2011	6311	5169	819

**Source:** District Sirmour census 2011

It is obvious from the above table that though the sex ratio during last two decades is increasing virtually yet it indicates the plight of social fabric of special area. This imbalance of sex ratio will ultimately breakdown the social fabric. Therefore, it is suggested that special care should be taken to provide all suitable measures to encourage female employment in Trilokpur by providing adequate and cheap housing, education, health care, child care centers and congenial atmosphere.

**Table 6.4: Age Wise Classification**

Age in Years	Population	Percentage
0- 06	1603	14.00
7-18	3244	28.00
19-58	4936	43.00
59 & above	1697	15.00

**Source:** District Sirmour census 2011 and projections.

The above table shows that 42 % of the population is under 19 years old and 15% population is above 58 years which altogether constitute 57 % of the total population. This large segment of population is dependent upon 4936 of the total population. 28% population which constitutes 6-18 years age group will shift over to the above age group of 19-58 years for which provision of education and employment has to be made on priority.

### 6.3 Marital Status and Level of Education

Literacy in Trilokpur Special Area as per 2011 census has been found to 71.42% as compared to 68.44% of district Sirmaur and 82.80% of Himachal Pradesh. It is pertinent to mention here that the literacy rate had increased amongst the female sex during the preceding decade, the reason being awareness in the society, particularly among females. Higher literacy rate of Trilokpur Special area as compared to district Sirmaur is attributed to the fact that migration of educated people working in the industrial establishments.

**Table 6.5: Literacy percentage during 1991-2011**

Year	Total Pop.	Total Literate	Male	Male %	Female	Female %	Total Literate Population (%)
1991	6028	4076	2568	63.00	1508	37.00	67.62
2001	9154	6113	4058	66.38	2055	33.62	66.78
2011	11480	8199	4887	59.60	3312	40.40	71.42

*Source: District Sirmour census, 2011*

#### 6.3.1 Distance and Travel Mode for Education

The distance for educational facilities for primary as well secondary education varies from 500 Mtrs. to 2-3 Kms and for graduation and post-graduation is also 3 Kms. to 23 Kms.

### 6.4 Distance and Travel Mode for Work

The workers of industrial area of Trilokpur reside within a walking distance of 2 to 4 Kms. Most of industrial workers reside in the periphery of Khairi, Johron, Rampur Jattan and Moginand villages and large numbers of workers reside in Kala-Amb and Narayangarh also. The number of workers who commute from Narayangarh cannot be defined in terms of percentage. Some of the industries have constructed residential accommodations to their workers. Workers at large commute to their work place by public transport.

### 6.5 Occupational structure

Trilokpur Special area is dominated by secondary sector as 75 % workers are engaged in this sector, in 2011. Out of total population of special area 8605 are industrial workers. High ratio of workers in the special area is due to functioning of industries. It is anticipated that participation will increase in near future reasons being that 379 new Industrial units have been registered with the Industry Department up to March 2013 an expected investment of Rs. 84395.62 lakh which will provide employment to 11,000 workers in near future.

**Table 6.6: Occupation**

S.No.	Occupation	No. of workers	Percentage %
1.	Agriculture	864	7.52
2.	Industry	8605	74.97
3.	Others	2011	17.51
	<b>Total</b>	<b>11480</b>	<b>100.00</b>

**Source:**

- *Single Window Clearance Agency- Kala Amb,*
- *Labour office*
- *Survey of Town & Country Planning Deptment, 2012*
- *District Sirmour census, 2011.*

**6.5.1 Anticipation of Work Force**

According to the report of Town & Country Planning Socio-Economic survey - 2012 and District Sirmour census 2011, around 92% of the total population is engaged in non-agricultural activities, out of which 74.97 % people are mainly indulged in industrial working and 17.51% are indulged in secondary activities i.e. services and allied activities. Thus, only 7.52% of population is undertaking agriculture.

**Table 6.7: Sector wise Projection of Work Force in Trilokpur Special Area (2001-2031)**

Sector	Workers In 2001	%	Workers In 2011	%	Workers In 2021	%	Workers In 2031	%
<b>Primary</b>	485	9.29	715	7.52	1009	7.00	1082	6.00
<b>Secondary</b>	3661	70.12	8605	74.97	10940	76.00	13720	76.00
<b>Tertiary</b>	1075	20.59	2160	17.53	2447	17.00	3250	18.00
<b>Total</b>	<b>5221</b>	<b>100.0</b>	<b>11480</b>	<b>100.00</b>	<b>14396</b>	<b>100.00</b>	<b>18052</b>	<b>100.00</b>

**Source :**

- *Town & Country Planning Socio - Economic survey, 2012*
- *Single Window Clearance Agency Department of Industries, Kala Amb.*
- *District Sirmour census, 2011*

**Table 6.8: Anticipation of Industrial Work Force (2001 -2031)**

Year	Total Population	Industrial workers	Percentage of workers
1991	6028	<b>1205</b>	20.00
2001	9154	<b>3661</b>	40.00
2011	11480	<b>8605</b>	75.00
<b>2021</b>	<b>14396</b>	<b>10940</b>	<b>76.00</b>
<b>2031</b>	<b>18052</b>	<b>13720</b>	<b>76.00</b>

**Source:**

- *Town & Country Planning Socio- Economic survey 2013*
- *Single Window Clearance Agency Department of Industries, Kala-Amb.*
- *District Sirmour census 2011*

**6.5.2 Migration and its causes.**

Due to establishment of industries large numbers of workers have been engaged in this sector that have migrated from neighboring districts and States, predominantly from Haryana and eastern Uttaranchal. The study reveals that 25 percent workers belong to outside the state and 75 percent workers belong to Himachal Pradesh.

**6.6 House Ownership Status**

There are 2495 households comprising population of 11,480 persons in Trilokpur Special Area. Out of 2495 house 1372 houses are owned by owners whereas 1123 are tenants. Family size of around 5 persons per family was computed by the survey conducted in 2012.

**6.7 Agricultural Land Holding Size**

Trilokpur Special Area constitute to about 76%-94% of the land holding sizes varying from below 0.5Hectare - 5.0Hectare undermarginal, small and semi-medium. This eventually limits the scope for variety in cropping pattern.

**6.8 Density**

Total area of Trilokpur Special Area is 2596 hectare and existing population of around 11480 persons as per census-2011. This population is spread over 8 revenue mohals. The density worked out to be around 5 persons per hectare of Special Area. The density of abadi area is worked out to be around 75 persons per hectare.

**CHAPTER 7****HOUSING****7.1 Introduction**

Housing constitutes one of the most important parts of the social environment where an individual is nurtured, grows and matures as a human being, part of the society and as a citizen. Housing contributes to the quality of living.

**7.2 Need of housing**

Housing, as shelter, is one of the basic needs of human kind. Housing is a significant component of the local, regional and national economy as the population is increasing at alarming rate. This leads to formation of new households that require accommodation. While the numbers of houses are not constructed as to cope up the demand of growing population, resulted in housing shortage. So there is a need of adequate housing to meet the demand.

Importance of studying housing characteristics lies in the fact that it provides liveliness to the static word 'house'. A house is basically a single dwelling unit while housing is used for environment of locality or a town where people perform various types of activities. Housing is a provision of comfortable shelter and such surrounding and basic services as water, sanitation, and social infrastructure like school, health center, or communication facilities. Man's health and



comfort is largely important component that form the environment. Housing thus has to be defined as “shelter plus services and therefore to be considered within the large frame work of human settlement”. Healthy housing is necessary for all around development of the people residing in a particular area. Quality of life depends on largely on the kind of housing facilities which are available. It is an integral part of overall improvement of human settlement and economic development.

*The study was done to know about the housing status of the Trilokpur Special Area. As this Special Area is growing at faster rate because of its large industrial growth thus creating demand of housing as large number of population is migrating for job and employment.*

### 7.3 Existing HousingStatus

Out of 2596 hectares of total land, around 153 hectare is under residential use residing 11480 persons by the year 2011 covering all pursuits of residential area such as residential, community shops, religious, parks, roads, buildings, banks etc. which constitutes 5.90 % of the total special area. The average density of residential area in Trilokpur Special Area is worked out to be 75 persons per hectare during the year 2012.

### 7.4 House Ownership Status

There are around 2495 households comprising population of 11,480 persons in Trilokpur Special Area. Out of 2495house 1372 houses are owned by owners whereas1123 are tenants. Family size of around 5 persons per family was computed by the survey conducted in 2012.

### 7.5 Condition of houses

According to survey conducted by the Town and Country Planning Department during the year 2011-12, it has been found that 58% houses are in a good condition, 27% houses are in a moderate and 15% are in a bad condition. Generally houses have flat roofs, 0.61% houses are four storied, 1.02% three storied, 11.64% two storied and 86.73% houses are single storied.

**Table 7.1: Housing Condition**

S. No.	Building Status	No. of Dwelling units	Percentage
1.	Good	1448	58.00
2.	Moderate	673	27.00
3.	Bad	374	15.00
	Total	<b>2495</b>	100 .00

*Source: Survey conducted by Town & Country Planning Department in 2011-12*

**Table 7.2: Vertical Height of structures (No. of storey's)**

S. No.	Description	Nos.	Percentage
1.	Single Storey	2164	86.73
2.	Double Storey	290	11.64
3.	Three Storey	26	1.02
4.	Four Storey	15	0.61
	Total	<b>2495</b>	<b>100.00</b>

## 7.6 Built up area intensity

Average family size is 5 persons. The density varies from area to area in the special area, average being 75 persons per hectare in residential area.

## 7.7 Mixed Land use

The mixed Land use has been noticed comprising residential and commercial. Normally many of the roadside commercial developments are having the ground floor as commercial and the first floor or above are used for residential purpose. This Character is found in core areas of Trilokpur. In Trilokpur Special Area mixed land use is only shared by residential and commercial, other type of mixed land use (such as residential with industrial, commercial with industrial etc.) is not very common in the town.



**Figure No. 7.1: Mixed Landuse showing Ground floor as Commercial & First floor as Residential**

## 7.8 Findings

- ✓ Problems of illegal sub-division of land, unauthorized construction and encroachments due to inadequate legal provisions. The agricultural landuse is subjected to plotting for unauthorized haphazard residential purposes as there is no mechanism to match the plotting against the landuse, khasra wise.
- ✓ The demand for rental homes in Trilokpur Special Area sub-region is being met primarily through individual landlords and local brokers/ estate agents. This result in huge stock of unoccupied and unsold residential stock which also result in the paradox of having huge number of homeless/ overcrowded households. The rents are artificially hiked in the midst of information gap. Besides the Government attempt to control the rental market through legislations such as Rent Control Act lead to investors keeping their property locked and capitalize on appreciation in capital values, rather than lose their property ownership rights under such Act. Though capital values have risen steeply, the rental values have witnessed only marginal appreciation.
- ✓ No private sector participation in infrastructure and housing development, especially for low budget families.
- ✓ Standards of cost effective building material and technologies for urban areas is not being implemented.

- ✓ Households have limited access to safe drinking water, partial/ full sewerage facility, electricity and other amenities.
- ✓ The various provisions made by the Himachal Pradesh State Government regarding the simplification of house building plan sanctioning will not only facilitate the housing construction but will also discourage the development of unauthorized colonies and illegal construction.
- ✓ The provisions made by the State regarding *Urban Villages* will provide better environment in the *Urban Villages*, thereby, reducing the out migration from these areas to the nearby urban areas. This would also decrease the ever rising demands for infrastructure facilities in the urban areas.

## CHAPTER 8

### TRADE AND COMMERCE

#### 8.1 Trade and Commerce

Trade is very important function of the Trilokpur Special Area. Trade and Commerce in any city/ area is an indicator of economic growth of the city. Shopping and commercial areas reflect the economy and image of city. Trade includes import and export of goods and commodities. Commerce is a division of trade or production which deals with the exchange of goods and services from producer to final consumer. It comprises the trading of something of economic value such as goods, services, information, or money between two or more entities. Commerce includes all commercial areas i.e. wholesale, retail and wholesale-cum-retail.

*The study identifies the nature of commercial area in Trilokpur Special Area whether these are authorized commercial areas, infrastructure revealing i.e. godowns, loading and unloading areas, public convenience, public toilets, parking facilities, drinking water, etc. To highlight the problems and find out the potential areas from commerce point of view. Hence with the help of study of trade in a town we can know about the functionality of that town.*

#### 8.2 Present Status of Trade & Commerce in Trilokpur Special Area

According to survey conducted by the Town & Country Planning department during 2012, there are around 220 shops and 80 khokhas/reharies in Trilokpur Special Area. Maximum concentration of shops is along Kala-Amb-Trilokpur road and National Highway-72 i.e. Kala-Amb-Nahan road. Maximum trading and whole sale activities are operated in Kala-Amb. It should also be noted that most of the shops lies in Haryana state which is also serving the Kala-Amb area.

#### 8.3 Physical aspects of Shops

Out of 220 shops, 165 shops are having area less than 25 Sq.m and 44 shops have area between 25 Sq.m-50 Sq.m and 11 shops having area above 80 Sq.m area. The intensity of commercial activities is predominantly in Kala-Amb and Kheri area along Kala Amb-Trilokpur road.

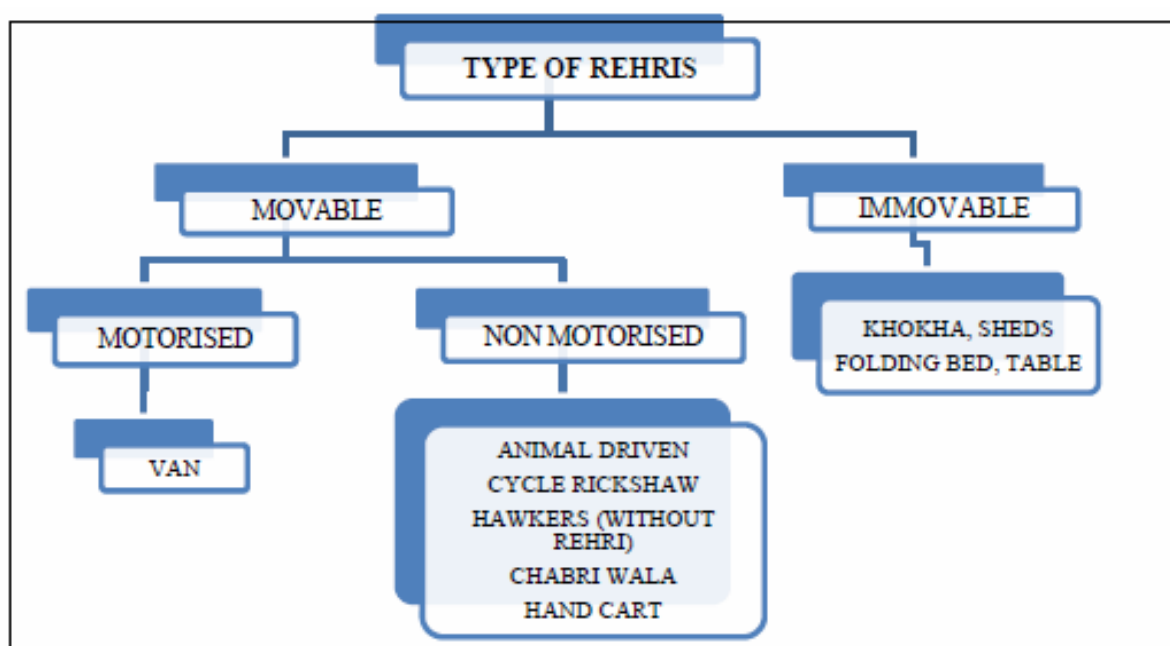
**Table 8.1: Shops of different sizes**

S. No.	Type of Shop	Area wise classification	Number of Shops	Percentage %
1.	Small booths	Area below 25 sq.m	165	75
2.	Medium shops	Between 25 sq.m – 50 sq.m	44	20
3.	Large shops	Above 50 sq.m – 80 sq.m	11	5
	<b>Total</b>	-	<b>220</b>	100
<b>4.*</b>	<b>Street vendors</b>	<b>Khokhas/ Reharis / Stalls</b>	<b>80 units</b>	-

*Source: Survey conducted by Town & Country Planning Department in 2012*

#### 8.4 Informal Sector in Trilokpur Special Area

Trilokpur Special Area constitutes large area under informal sector i.e. **street vendors** along the road stretch. As per the survey report conducted by Town and Country Planning Department in year 2012, total numbers of informal unauthorized shops were around **80** in number. The concentration of informal bazars in the form of temporary shops like Rehri walas, farhi walas and kiosks are located in the existing commercial areas along the main stretches of the area and near other important economic activities. According to the field survey in 2012, about 4 such sites have been identified in the area. Different types of rehri used by the street vendors.



*Figure No. 8.1: Classification of Types of Rehri*

#### 8.5 Observations during Field Survey about Commercial Sector:

- Most of the markets do not have basic facilities like a source of water, toilets and often people can be seen going in open space.
- Most of them have made temporary arrangements for protection from sun, heat, dust, pollution, rain, wind, etc.

- Most of rehri walas have made arrangement of electricity by using batteries for which they pay a rent of Rs. 10/day /battery. They give it to the owner who charges the battery during the day and returns it to the rehri walas every evening.
- All markets had open drains near it and also suffered from water logging problems.
- All rehri walas have to leave their spot and move towards home at times of heavy rainfalls due to water logging and also to protect their commodities they sell.
- None of the markets have common dustbins nearby. All of them have made their own arrangement to dispose off waste. Most of them use crates of soft drinks to throw waste and carry that waste with them to use it as fuel or to feed animals.
- All markets have maximum number of users coming on bikes and second highest on cars. This is because most of the users buy articles while they are on work-home trips, etc.



*Figure No. 8.2: Street Vendors along Kala-Amb – Suketi Stretch*

## 8.6 Cause of Rise of Informal Sector in Trilokpur Special Area

### ▪ Increasing population

Increasing population increases competition and reduces employment opportunities. Thus increasing population is a cause of rise of informal sector as it is easy to enter even for untrained, uneducated, illiterate people as well and does not require much capital to be invested.

### • Increasing rural to urban and urban to urban migration

People who move from rural to urban areas of Trilokpur Special Area do not always make their way to good jobs in spite of the job opportunities there due to harder competition and their lack of skill or education so they end up adding on to the number of urban poor in area. So they are left with no choice but to enter the informal sector.

### ▪ **Failure of formal sector to provide employment**

The formal sector lacks job opportunities already for the existing qualified youth as well. It is incapable of absorbing the increasing number of people into it which leads to situations like unemployment and underemployment. The increasing rural to urban migration further adding to the number of „unemployed□ and the „underemployed□. So the competition is very high and it becomes difficult for the uneducated, illiterate, unskilled and untrained people to survive. Self-employment is an option for only those who have the capital to invest but had these people had the capital they would have afforded the vocational training and education and survived the competition. So coming of informal sector is inevitable as it is easy to enter. Also coming of Liberalization has increased the competition in the formal sector. The causes of inability of formal sector to provide employment have been briefed below:

- ✓ Unemployment or underemployment in formal sector
- ✓ Self-employment requires lot of capital
- ✓ Land is expensive
- ✓ Education is expensive and unaffordable
- ✓ Use of machines and better technology has further reduced the requirement of man-power in formal sector.

### **8.7 Characteristics of Informal Sector**

- ✓ It is not covered under any legislation, policy, etc, are excluded part of the society.
- ✓ Labor relations, where they exist, are based mostly on casual employment, kinship or personal or social relations rather than contractual arrangements with formal guarantees.
- ✓ No access to formal sources of credit like commercial banks, training institutions so they meet their needs of credit from relatives, friends, personal savings or else are exploited at the hands of money lenders.
- ✓ No access to training centers, usually get training while on job.
- ✓ Low level of education prohibits approach to formal institutions.
- ✓ Narrow margins on sale or low profits.

### **8.8 Advantages that Formal Sector has over Informal Sector**

- ✓ Has direct access to sources of import and export
- ✓ Uses capital intensive technology
- ✓ Can serve wider market
- ✓ Have strong trade unions
- ✓ In case of laborers under formal sector are covered by labor legislation
- ✓ It even has access to foreign exchange.

## **CHAPTER-9 INDUSTRY**

### **9.1 Introduction**

No country, state or region can make progress on the basis of primary productive occupations alone, especially when such a region has a large and rapidly increasing population. To achieve increase in income, higher standard of living, higher purchasing power, greater job opportunities and overall development, better and efficient uses of natural and agricultural

resources are essential. The better and efficient use of resources can be made by altering and enhancing the form, quality, price and utility of resources. This process is undertaken through manufacturing. In manufacturing the form of a substance(raw material) is changed. Its quality and utility are also changed and improved. As a result the price of a manufactured good is enhanced. The process of change takes place at a place, in a building, a structure or premises. The process of change is called manufacturing and the place of manufacturing is called industry.

Kala-Amb is a small town and an Industrial Area in Sirmour District in the state of Himachal Pradesh. At present Kala-Amb is an emerging town for industries as it hosts production units for *paper, metal, chemicals, thread mills and air-conditioners*. This Town is on the border of Himachal Pradesh and Haryana, hence half of the town falls in Haryana, However, the Industrial is situated in Himachal only. Kala Amb is increasing in area due to increase in industrialization. Now the boundaries of the town have reached till the Village Trilokpur which is famous for Bala Sundri Temple in northern India.

## 9.2 Industrial Status in Trilokpur Special Area

There are 346 registered small scale industrial units, 33 medium and large scale industries are functioning in Trilokpur Special area. *Industrial classification is mainly iron & steel units, pharmaceutical units, corrugated box units, air-conditioners, paper and thread mills and other miscellaneous assembling units.* The total investment so far occurred is Rs. 84395.62 lakhs by the year 2012. With this investment approximately 8,600 workers have been provided with employment in industrial sector of the Special Area. On private land there is no standard followed by the entrepreneurs. The plot sizes have been determined only as per the requirements of industrial units and as per the recommendations of Industries Department. Therefore, it is not possible to categorize the industrial plots but certainly the size of plots varies from 250 Sq.m to 50,000 Sq.m and above.

**Table 9.1: Permanent Registered Industrial units in Kala-Amb, Dist. Sirmour (H.P.)**

S. No.	Category/ Nature of Industrial Units	Area / size of Industrial Units	No. of Units	Capital Investment (In Lakhs)
1.	Micro&Small Scale	Below 1000 Sq.m	346	Rs. 45088.18 Lakh
2.	Medium & Large Scale	Above 1000 Sq.m	33	Rs. 39307.44 Lakh
	<b>Total</b>		<b>379</b>	<b>Rs. 84395.62 Lakh</b>

*Source: Department of Industries(2013)*

## 9.3 Major industries in Trilokpur Special Area

Major industries worth mentioning are Ruchira Paper Mills, Pashupati, Night Queen, Blue Star, Pidilite Ltd., HM Steels, Amba Sariya, Jai Bharat Sariya, JHS Svendguard Labs Ltd., Case Cold Roll Forming Pvt. Ltd., Shivam Cotspin Pvt. Ltd., Continental Tele Power Industries, Diamond Product Ltd, Pioneer Embroidery Ltd., Sozin Flora Pharma, Shimnit Utch Pvt. Ltd., Global Devices, Athens Labs Ltd., Swiss Devices, Rishabh Udhyog, Shree Parwati Steel and Alloys, Maa Durga Steel, Hi-Tech Industries, Gurind Glass Pvt. Ltd., Sagar Katha, Konark Enterprises, Vision Industries, Associate Non Woven, Capton Gears and Fans, Vallabh Strips, Kuruksheter Automobile, Art-N-Glass, K.K. Fiber Industries, Jainco-Foot Care, Guru Kripa, Enterprises, Adwin Pharma, Gomti Non Woven Febrics, Star Filtration System, Elnova Pharma



Pvt. Ltd, Sheela Foam Pvt. Ltd., United Biscuits, Surya Tax Technic, Orision Pharma, Khatuji Industry. Himachal Polyfines, Vashist Alloys, Waves Hygiene Products, etc.



*Pidilite Limited*



*Himachal Terpene Products*



*Bonn Bread*



*Warehouse in Kala-Amb*

#### 9.4 Types of Industrial workers and Income Pattern

75.00 percent workers are Himachali and 25.00 percent are non Himachali. The monthly income of industrial workers ranges from Rs.4500/- onwards.

**Table 9.2: Himachali / Non Himachali Workers:**

S. No.	Type	Number of workers	Percentage
1.	Himachali	6454	75.00
2.	Non-Himachali	2151	25.00
	<b>Total</b>	<b>8605</b>	<b>100.00</b>

*Source: Department of Industries (2013)*

**Table 9.3: Nature of Industrial workers:**

S. No.	Nature	No. of workers	Percentage
1.	Permanent	6024	70.00
2.	Temporary	2581	30.00
	<b>Total</b>	<b>8605</b>	<b>100.00</b>

*Source: Department of Industries (2013)*



**Table9.4: Monthly Income Pattern of Industrial Workers:**

S. No	Monthly income in Rupees	Number of workers	Percentage
1.	Upto Rs. 5000	2582	30.00
2.	5000 -10,000	2495	29.00
3.	Above 10,000	3528	41.00
	<b>Total</b>	<b>8605</b>	<b>100.00</b>

### 9.5 IndustrialPollution

There are approximate 346 industrial units established in Kala-Ambout of which, 295 units are non-polluting, 34 units are air polluting and only 17 units are water polluting. Total quantum of effluent being generated is approximately 10000 KLD to 15000 KLD. Approximately 65 industrial units have installed effluent treatment plant whereas 75 industrial units have provided APCD□s as per requirement i.e. ESP (Electro static precipitator), wet scrubber, bag filters and cyclone etc.

**Table9.5: Nature of Industry – Pollution based:**

S. No	Type of Industry	Number of units	Percentage
1.	Non Polluting	295	85.00
2.	Air Polluting	34	10.00
3.	Water Polluting	17	5.00
	<b>Total</b>	<b>346</b>	<b>100.00</b>

*Source: H.P. State Pollution Control Board. (2012)*

### 9.6 Problems and Issues Related to Industries

- ✓ The spatial distribution of industries in Special Area is uneven.
- ✓ While undertaking industrial development in Special Area, matching level of low cost residential and commercial and other facilities have not been developed.
- ✓ Inadequate technical support for product upgradation to meet international specifications is resulting in declining exports.
- ✓ Problems related to its quality infrastructure like power supply, sewerage, water, telecommunications and roads in industrial areas need to be tackled on priority basis.
- ✓ Lack of enforcement related to pollution control and management measures.

### 9.7 Potential Related to Economic Profile

- ✓ Potential for value added industries for agro processing sector exists.
- ✓ Knowledge based industries for ITES and Bio-technology.
- ✓ Scope for technology and Skill up-gradation through certification for informal sector human resources namely construction, carpentry, handicraft, handloom and printing services could be done on a large scale to bring them in the ambit of organised sector.

## CHAPTER-10

## TOURISM&amp; HERITAGE

## 10.1 Introduction

Tourism is emerging as major activity in Trilokpur Special Area. Tourism is a complex human activity, leading to the consumption of transportation, accommodation meal, entertainment, and other goods and services and the planning for tourism has emerged as a distinct activity requiring a particular knowledge and a systematic technical approach of development planning.

Tourism means when large number of people temporarily leave their permanent residence places and stay elsewhere for a short time for recreational or business purposes. These days, tourism is emerging as a major activity in Trilokpur Special Area, this is supporting the economy as well as employment of this sub region. Planning of tourist places is necessary to be under taken as per nature and extent of development in terms of visitors, attraction and facilities.

## 10.2 Tourism Classification in Trilokpur Special Area:

- ✓ Tourism in Trilokpur can be classified into following types:
  - **Religious Tourism:** Travel to places of religious importance in the form of pilgrimage such as Temple of *Mata Bala Sundri*, *Lalita Devi* etc. These places having some religious importance due to which these places attract tourists.
  - **Business Tourism:** Business tourism is the provision of facilities and services to the delegates who annually attend meetings, congresses, exhibitions, business events, incentive travel and corporate hospitality. Being Trilokpur Special Area an industrial town, tourists come for business promotion and purposes.
  - **Recreational Tourism:** When nature provides attractive places to visits such as *Fossil Park* etc. when people come to visit feels relaxation of mind and find recreation. This is called recreational tourism.
  - **Medical Tourism:** The tourists come for health treatment or medical aid purpose it is also called health tourism. It is also called global health care and medical travel.

Table No. 10.1: Tourism classification in Trilokpur Special Area:

S.No.	Tourism Purpose	Frequency Character	Percentage Flow
1.	Religious	Most Seasonal (fairs/ festivals)	50.6 %
2.	Business	Most Regular	45.5 %
3.	Recreational	Less frequent	2.7 %
4.	Medical	Less frequent	1.2 %
	<b>Total</b>	<b>-</b>	<b>100 %</b>

*Source: Primary survey, 2012*

## 10.3 Status of Tourism in Trilokpur Special Area

Significantly Kala-Amb and Trilokpur are not a tourist destination but this Special Area is famous for its religious shrine. Every year over **32 lakh** of devotees visit shrine of *Bhagwati Bala Sundri*. The traditional Poojari of the *Bhagwati* belongs to the business community and Vaish by cast, it is another unique feature of this famous *Shakti Peeth* of North India.

#### 10.4 Fairs and Festivals held in Trilokpur Special Area

Trilokpur is a place of great religious importance. It is considered to be childhood place of *Maa Vaishno Devi*. The temple of the goddess Mahamaya Bala Sundri is very famous and attracts lakhs of pilgrims from all over Northern India. An important fair is held at Trilokpur twice a year i.e. in the month of *Chaitra* and *Ashvina* on *sudi ashtmi to chaudas* (from the 8th to the 14th of the bright half). During this period the people keep on coming and going but a mammoth gathering is seen on *ashtmi* and *chaudas* viz. the first and the final days. The mela in *Chaitra* draws more people than that held in *Ashvina*. During this period a large number of devotees visit this temple and pay their respects to the goddess.

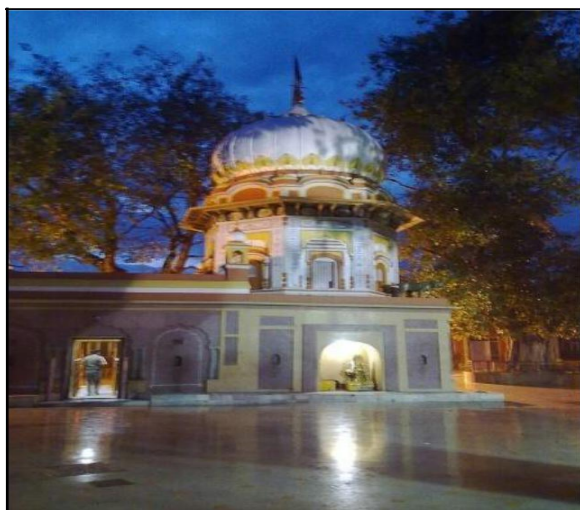
#### 10.5 Famous Temples in Trilokpur Special Area

The name Trilokpur implies - *triangle of three Shakti Temples in the area, each depicting different faces of Goddess Durga*. The main temple situated at Trilokpur is the Temple of "*Bhagwati Tripur Bala Sundri*" which depicts a beautiful childhood image of Goddess Durga. Another "*Shakti Temple*" dedicated to "*Bhagwati Lalita Devi*" depicting another image of Goddess Durga, is situated on a hillock located at a distance of 3 K.M. in front of the main temple of *Bhagwati Bala Sundri*. The third famous "*Shakti temple*" of "*Tripur Bhairavi*" is situated at a distance of 13 K.M. North West of *Bala Sundri Temple*.

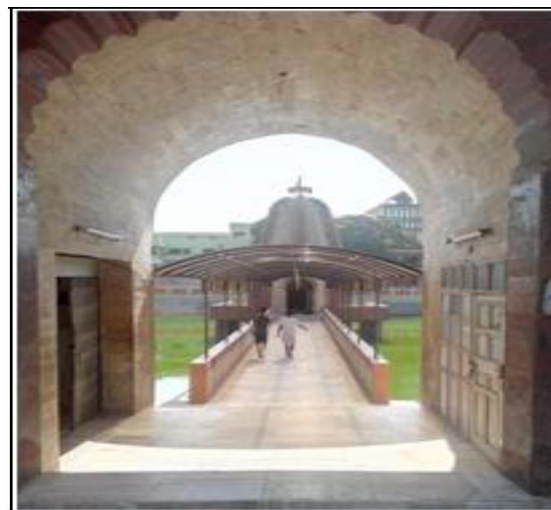
At present this temple at Trilokpur is run by a *Temple Trust* headed by *Deputy Commissioner-Sirmour*. The Temple Trust had executed several development works in Trilokpur village during past three decades. During *Navratras* fair tight security arrangements are being made keeping in view security threat to the famous religious place.

##### 10.5.1 Other temples in the region area:

- **Dhyanu Bhagt Temple:** The visit to Shrine Trilokpur is not believed to be completed if you do not visit the temple of Dhyanu Bhagt. Dhyanu Bhagt's Temple is in the first when you reach Trilokpur. The tradition of visiting Dhyanu Bhagt before Mata Bala Sundari is followed by the pilgrims for years.
- **Shiva Mandir:** The very next temple to Dhyanu bhagt's Temple is of lord Shiva. It is a beautiful temple, which is situated in the mid of a big pond. The temple is really beautiful.
- **Lalita Mata Temple:** The gate to Lalita Mata temple's way is situated on the road to main temple. Pilgrims often visit this temple which is at a comfortable walk able distance.



*Bhagwati Bala Sundri Temple*



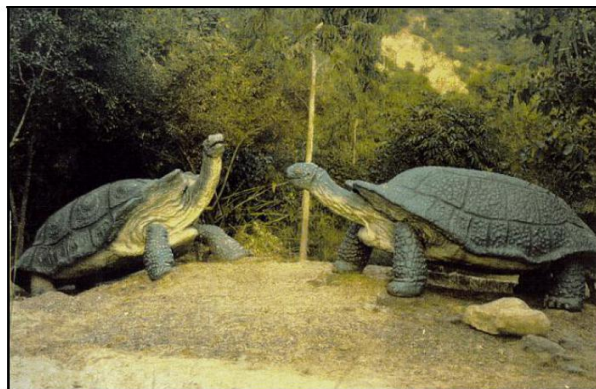
*Shiva Mandir*

### 10.6 Suketi Fossil Park

Suketi Fossil Park, also known as *Shivalik Fossil Park*, at a distance of 4 km from Kala-Amb, displays life size fiber reinforced plastic (FRP) models of pre-historic animals whose fossil skeletons were unearthed here. The park is the first of its kind in Asia to be developed at the actual discovery site of fossils. The Park is located on the left bank of the Markanda River and is approachable by a link road 4 km from highway from Haryana. Located on upper and middle Shiwaliks, consisting mainly of soft sandstone and clay rocks, the park at present has six sets of life-size models, of *Stegodonganesa*, *Sivatherium*, *Hexaprotodon Sivalensis*, *Colosschelys atlas*, *Paramachaerdus* and *Crocodilia*, Mesozoic animals which once thrived in the region.

On October 30, 2010, *Interns of Department of Geological Survey*, found around two and half feet long ivory, buried in Sand soil. The age of the ivory is being told as around 150,000 years, on bases of carbon dating done in the region in the past.

Near about 606 bighas-18 biswas of land i.e. around 51.4 Hectare is under ownership of Tourism Department at **Suketi**, near Fossil Park and also has schemes regarding setting up of tourism projects by Tourism Department.



*Model structures of Elephants and Turtles in Fossil Park*

### 10.7 Hotels & Resorts in Trilokpur Special Area

Significantly Kala-Amb is not a tourist destination place but all the business tourists and tourists going to Trilokpur, Suketi Fossil Park, Renukaji, Paonta Sahib and Haridwar passes through Kala-Amb which has little impact over this place. Presently Kala-Amb has a number of hotels and resorts namely- *Black Mango Resort*, *Hotel Natraj Classic*, *Kala-Amb Resort*, *Hotel Ashwin* and *Yatri Niwas*. All these hotels have adequate parking facilities within their own premises.



*Black Mango Resort*



*Hotel Ashwin*



*Yatri Niwas**Kala-Amb Resort*

## 10.8 Findings

- ✓ Religious and business tourist dominating in the Special Area due to the presence of famous temples and industries.
- ✓ Maximum domestic tourist traffic is generated during specific months of the year when various fairs are held during festivals. The major fair sites face the problems of traffic management and congestion as well as a strain on the *Dharamshala* accommodation, transport, health and civic amenities available.
- ✓ Special Area is having business tourism due to the growth of the industries. Other types of tourism are negligible in Special Area. However this business tourism is the main base of tourism of Trilokpur Special Area.
- ✓ The above mentioned activities contribute in economy of Special Area and also in employment as here large number of tourist come at times of fairs and festivals for religious visits. To accommodate them and to fulfill their requirements so many indirect activities are required which leads to economy generation of town.
- ✓ Many informal sectors have developed in various spots which lead to traffic congestion.
- ✓ Here only religious tourism and business tourism is providing some employment and generating some economy. But its role is negligible on the whole as in present scenario number of tourists is very less.

## CHAPTER-11

### SOCIAL INFRASTRUCTURE

#### 11.1 Introduction

Infrastructure is the basic requirement in any urban or rural area. Its adequacy and accessibility are two important ingredients and key contributors in the up gradation and enrichment of quality of urban or rural life which is the primary objective of any planned development. Social infrastructure is a broad term which covers so many aspects in it. In other words we can say that social infrastructure is an umbrella like term under which so many aspects like *health, education, religious, recreational facilities and services* are studied.

Social infrastructure is aimed at improving the quality of life in the region. They help to enhance educational opportunities and health services by working with communities and government leaders to renovate schools, kindergartens, health facilities, and community centers. This also creates new employment opportunities in many cases; new and extended schools and kindergartens employ new teachers and other social professionals, provide an opportunity to educate new workforce, and increase skill training and job employment opportunities for persons with disabilities. The lack of infrastructural facilities is a major setback to the economic development of any region. The bedrock of any development in a nation is infrastructure.

## 11.2 Existing Government offices

**Table 11.1: List of Government Offices – Trilokpur Special Area**

S.No.	Government Offices
1.	Single Window Clearance Agency- Industries Department
2.	Himachal Pradesh State Electricity Board - Sub Divisional Office
3.	Village Revenue Office
4.	Forest Department
5.	Excise and Taxation Check Post
6.	Irrigation & Public Health Department– Sub Divisional Office
7.	Himachal Pradesh State Pollution Control Board – Sub Divisional Office
8.	Panchayat Office

*Source- Primary survey(2014)*

## 11.3 Existing Educational Scenario

**Table 11.2: List of Educational Institutes – Trilokpur Special Area**

S.No.	Component	Components in Number
1.	Secondary School	02
2.	High School	02
3.	Middle School	03
4.	Primary School	02
5.	I.I.T.T. (Engineering Collage)	01
6.	Himalyan Institute of Vocational Training	01



*Himalyan Group of Education*



*IIT Engg. College*

#### 11.4 Medical Institutes

Trilokpur Special Area has one ESI Hospital i.e. *Employees State Insurance Hospital* for the Industrial workers located near Industrial area- Kala-Amb, two private hospitals namely *Poonam Hospital* and *Sneh Hospital* are located on National Highway-72 at Kala-Amb. Two hospitals at Kala-Amb are also located in Trilokpur Special Area. Government Ayurvedic centers are located at Trilokpur and Johron. Two Sub Medical Centers i.e. medical dispensaries including one at Kala-Amb and another one at Johron presently exist. One veterinary hospital at Kala-Amb is located in Trilokpur Special Area.

**Table 11.3: List of Medical Institutes in Trilokpur Special Area**

S.No.	Component	Components in Number
1.	Employees State Insurance Hospital, Kala-Amb	01
2.	Private Nursing Home	02
3.	Ayurvedic Hospital	02
4.	Sub Medical Center (Dispensary)	02
5.	Veterinary Hospital	01

*Source- Primary survey (2014)*



*Sneh Hospital, Kala-Amb*



*Ayurvedic Hospital, Trilokpur*



*Government Senior Secondary School, Kala-Amb*

### 11.5 Other Existing Components

Two telephone exchanges, one post office, one police station, two electric sub-station of 132 KV & 33 KV, two patwar-khanas are existing in Trilokpur Special Area. Existing banks include HDFC, UCO Bank, State Bank of India (SBI), Punjab National Bank (PNB) & Cooperative bank. Two petrol pumps one in Kala-Amb and another one in Haryana state, i.e. on Haryana – Himachal border (Kala-Amb – Trilokpur road) serving both the areas of state, therefore many people prefer to make use of petrol pump which lies in Haryana (Haryana-Himachal border) as the fuel is cheaper in Haryana state.

**Table 11.4: List of Existing Public & Semi-Public Components – Trilokpur Special Area**

S.No.	Components	Components in Number
1.	Bank	04
2.	Electric Sub-station	02
3.	Telephone Exchange	02
4.	Patwar-khana	02
5.	Post Office	01
6.	Police Station	01
7.	Petrol Pump	01
8.	Community Hall	01

*Source- Primary survey(2014)*

### 11.6 Crematorium

Traditional cremational and burialsite along banks of local khad / Markanda River exists which already fulfill its needs.

### 11.7 Problems

- All the services and facilities are present in unplanned manner.
- Institutional buildings with insufficient facilities such as parking, canteens, grounds etc.
- No buffer along school boundary, thus noise disturbance by vehicular movement.



- Traffic congestion in front schools during peak hours.
- No proper infrastructure provided with hospitals such as parking, medical stores etc.
- Play grounds / sports complex and cinema hallis insufficient.

## CHAPTER- 12

### BASIC SERVICES INFRASTRUCTURE

#### 12.1 Water Supply System in Trilokpur Special Area

Water is a State subject and is included in the State list of 7th Schedule of the Constitution of India. Therefore, all activities related to planning, development and management of river water resources is undertaken by the Irrigation Department of HP Government.

Himachal Pradesh Irrigation and Public Health Department has been providing drinking water in Trilokpur Special Area. The water supply system of Trilokpur Special Area is substantially dependent on ground water than on surface water. The main source of water supply in Trilokpur Special Area is through Tube Wells. The supply of water is **70 liters per capita per day** as standard to fulfill the water needs to all. However, River Markanda as only surface source is used for irrigation of fields for agricultural purposes.

Supply, operation and maintenance of water are one of the prime and basic services provided by *Himachal Pradesh Irrigation and Public Health Department*. The entire process of planning, construction, machinery and laying the major network pipelines and construction of tube-wells, hand pumps, storage reservoirs, tanks and lift pumps is handled by the state level agency i.e. *Irrigation and Public Health Department*. However, bulk consumers like heavy and large scale Industrial units and Engineering College have their own water supply arrangements and they are responsible for the distribution of water within their own territories.

##### 12.1.1 Water bodies

River Markanda is the only water body of any importance in Trilokpur special area. It rises at Baraban in the hills of Katasan and pass below a temple of Katasan Devi. Within the district, irrigating Bajora area, it passes on to the Ambala district at Kala-Amb where it is quite wide at village Dewani it is joined by a streamlet namely Salani Khud. Areas of Bajora, Kala Amb the lands of Shambhuwala, Rukhri and the garden of Bir Bikrambag and the Khadar Bag are irrigated by its water and few water mills are also run. Its only tributary, of any importance, is the Salani Khud.

**Table 12.1: Existing Water supply Status:**

S. No.	Revenue Villages	Population (2011)	Water Source in Number	
			Tube well	and Pump
1.	Trilokpur	1935	01	04
2.	Rampur Jattan	1353	Nil	Nil
3.	Sain-wala / Amb-wala	1879	1+1 = 2	7+16 = 23
4.	Johron	441	01	Nil

5.	Nagal Suketi / Khara	1262	02	8+3 = 11
6.	Ogli (Kala-Amb)	1462	01	01
7.	Moginand	2177	01	11
8.	Kheri	971	05	01
	<b>Total</b>	<b>11,480</b>	<b>13</b>	<b>51</b>

*Source- Irrigation & Public Health Department (2014)*

### 12.1.2 Intermittent Water Supply

The method of supplying water is based upon the time i.e. Intermittent water supply as supply depends upon from which the source of supply, size of settlement and living standard. In Trilokpur Special Area, the supply is not continuous and throughout. The water is supplied two times in a day i.e. in morning and in evening. The water supply timing being from 06:00 AM to 10:00 AM and 05:00 PM to 09:00 PM in respective hours. However the water collection work for storage of water in supply tanks is done throughout day i.e. from 5:00 AM to 5:00 PM daily.

### 12.1.3 Findings of Water Supply

- ✓ In case of emergency there is no supply of water during non-supply hours.
- ✓ Kala-Amb, Moginand and Nagal-Suketi habitations are suffering from water problems, as supply of water in these areas is insufficient as per demand.
- ✓ During power cuts it becomes difficult to store and pump water in storage tanks.
- ✓ If break down of old machinery as no new other alternatives for supply and pump.
- ✓ Bore well/ tube wells as only source, thus leading to depletion of ground water in region.

## 12.2 Existing Status of Sewerage System and Drainage in Trilokpur Special Area

The sewerage and drainage system for the villages falling within the special area have not been provided so far. Individual septic tanks and drains have been provided by the people. The standards for sewerage calculation is mostly calculated based upon the 80% of water supply. The sewerage and drainage system for this special area have to be proposed so that sewerage and drainage facilities can be provided to the people. Due to no sewerage facility people living here are using septic tanks, soak pits and open drains for disposal of sewage.

### 12.2.1 General Problems

- ✓ People living in areas having no sewerage facility are using septic tanks, soak pits and open drains for disposal of sewage, which causes pollution.
- ✓ The most challenging issue relating to sewerage system of the area is the disposal of untreated wastewater into the sullage carriers and ultimately into the natural drain.
- ✓ In the absence of sewage treatment plant the water bodies which are being used to dump the waste water is a severe environmental threat considering the possibility of ground water pollution, unhygienic surroundings, health hazard etc.
- ✓ The disposal of raw sewage into ponds, canal is creating many problems to the residents of surrounding areas.
- ✓ No storm water drainage system exists in the area, which may independently collect and dispose of storm water out of special area. Storm water main line has to be laid which

collects the storm water but the disposal of this storm main pipe is again through the sewerage network.

### 12.3 Power/ Electricity supply

Power is an important component of the physical infrastructure that requires planning well in advance. Power plays a vital and critical role in economic development, productivity and improving the quality of life.

In Trilokpur Special Area there is power supply from Power House existing and located at Girinagar and further through two electric sub-stations located at Moginand and Kheri (Kala-Amb). This power is distributed to the consumer through transmission lines and distribution network comprising of existing two sub-stations of 132 KVA & 33 KVA capacities, which is supplying electricity to this Special Area. The Special Area network includes 3440 electricity connections, out of which 318 industrial, 565 commercial and 2428 are domestic. It also includes those connections which are provided to *jhuggi* and *khokha* holders. This power requirement is for different purposes namely agriculture, industry, commercial, institutional establishments, and domestic uses. This power needs to be reliable in terms of:

- Power availability in number of hours,
- Power meeting specific quantity requirements as per rostering schedules,
- Power in terms of quality (brown outs and low voltage),
- Power needs to be matched with future demand expectations.

**Table 12.2: Details of Electricity Connections**

S.No.	Category	No. of Electricity connections	Percentage(%)
1.	Domestic	2428	70.58
2.	Commercial	565	16.43
3.	Industrial	318	9.24
4.	Others	129	3.75
	<b>Total</b>	<b>3440</b>	<b>100.0</b>

*Source: Himachal Pradesh State Electricity Board, (2012)*

#### 12.3.1 Problems and Issues Related To Power Sector

##### ▪ Quantity Issues:

- ✓ The peak load in Trilokpur Special Area has gradually increased during the last decade due to industrialisation pointing towards increasing short falls.
- ✓ Transmission and distribution losses are over the 10% norm due to the inadequate and obsolete transmission and distribution network.

##### ▪ Quality Issues:

- ✓ For improvisation of power infrastructure in Trilokpur Special Area, new methodologies need to be adopted uniformly across all areas for metering system, billing system, revenue collection, material management system, collection of data

- regarding line losses, theft, electricity supply positions, position of breakdowns of transformers etc.
- ✓ Low voltage of power supply at the consumers end. Power supply in terms of the hours and schedule is low and unreliable.
  - ✓ Separate power supply phasing for different users for tube-wells, industries is yet to be implemented.

## 12.4 Tele-communication Services

Communication is important both for its role in bringing the benefits of linking persons within the country and also it is an important part of infrastructure which improves the global competitiveness of the country.

Communications has become a necessity of life for both the common man as well as professionals. Communications infrastructure developed in the form of post offices under the Department of Posts & Telegraph and telephone offices under the Department of Telecommunication (DoT). The ambit of telecommunication has increased from landline to mobile telephone provided to the public in accordance with the provisions of the Indian Telegraph Act wherein Department of Telecommunications is the exclusive authority for establishing and maintaining the telecommunication services to the public within India. Starting from the telephone in the 19th century, the field of communication has now expanded to make use of advanced technologies like GSM, CDMA and WLL to the 4G technology in mobile telephony. Both the public sector like BSNL, MTNL, and the private sector like Reliance, Bharti Teleservices, Vodafone Essar, BPL, Tata, Idea, etc. are providing infrastructure and affordable competitive services to their customers.

### 12.4.1 Existing Telecom Status

Due to rise in standard of living of the people and awareness of the utility of telecommunication for economic betterment, the demand for at least one landline/ mobile connection per household has increased in Trilokpur Special Area.

Trilokpur Special Area is well equipped with **two** modern telephone exchange services. This area is served with modern exchanges having capacity of 1248 number lines. Bharat Sanchar Nigam Ltd is providing services to the public by mobile, wireless and landline networking. In addition to its cellular phone services of Tata Indicom, Airtel, Reliance, Aircell, Idea, Vodafone, S-Tell are also operating in the area.

**Table 12.2: Telephone Network/ Connections**

S.No.	No. of Telephone Exchanges	Capacity of Exchanges	Capacity Utilized
1.	Kala-Amb	1000	3.74 %
2.	Trilokpur	248	8.55 %
	<b>Total</b>	<b>1248</b>	<b>12.29 %</b>

*Source: B.S.N.L. Nahan (2011)*

## 12.5 Solid Waste Management

Solid Waste Management (SWM) is increasingly becoming an important challenge in urban areas in India. The per capita solid waste generation rate is rising with increase in per capita income. There is also a change in solid waste composition with a higher percentage of non-

biodegradable waste. Due to rapid urbanisation and population concentration in Trilokpur - Special Area, the quantum of solid waste generated is substantially large which needs to be segregated, collected, transported and finally disposed off by the concerned authority. Thus, solid waste management is posing a threat to the environment in form of pollution and aesthetics.

According to Indian Municipal Solid Waste (MSW) Rules 2000, "Municipal Solid Waste" includes commercial and residential wastes generated in a municipal or notified area in either solid or semi-solid form excluding industrial hazardous wastes but including sanitised bio-medical wastes. As per the Environmental Information System (ENVIS) of the Government of India, solid waste can be classified into 4 broad categories, on the basis of their source and degeneration characteristics:

- **Organic waste:** Kitchen wastes, vegetables, flowers, leaves, fruits, meat- *Domestic or Household waste.*
- **Recyclable waste:** Paper, glass, metals, plastics- *Domestic or Household waste.*
- **Soiled:** Hospital waste such as cloth soiled with blood and other body fluids- Hospital waste(*biomedical or infectious waste*). Bio medical waste includes wastes like disposable syringes, anatomical waste, cultures, discarded medicines, chemical wastes, etc. This poses a threat to human health if not managed in a scientific and discriminate manner. As per a WHO study, of the total biomedical waste, about 85 % is non-infectious, 10 % is infectious but non-hazardous and rest 5 % is both infectious as well as hazardous in nature (CPCB, 2000).
- **Toxic waste:** Old medicines, paints, chemicals, bulbs, spray cans, fertilizer and pesticide containers, batteries, shoe polish- Industrial waste(*hazardous waste*). Hazardous wastes could be highly toxic, corrosive, highly inflammable, or explosive; and react when exposed to certain elements example gases. Industrial and hospital waste is considered hazardous as they may contain toxic substances.

#### 12.5.1 Existing Scenario of Solid Waste Management in Trilokpur Special Area

Whole of the Trilokpur Special Area still denied off of proper arrangement of solid waste collection, transportation and its disposal or recycle in Special Area. The dumping site is still not identified in Trilokpur Special Area.

Average per capita solid waste generation is generally taken between 0.25 kg to 0.50 kg/capita/day as stated in "*Municipal Solid Waste Manual, 2000*". Therefore assumed domestic garbage-cum solid wastegeneration of present population of 11,480 persons by year 2011 was calculated out to be as 2870 kilogram per day.

In June, 2013 initiative was taken by Special Area Development Authority for collection and transportation of garbage/ non- hazardous solid waste along stretch starting from NH-72 from Kala-Amb barrier upto Do-Sarka, Nahanand another stretch from Kala-Amb barrier and upto main gate of Mata Bala Sundritemple in Trilokpur was identified. Collection and transportation of solid waste management is through tender contract basis taken by private contractor on yearly basis. Waste is collected in trolleys / trucks every day and is transported to dumping site near Go-Sadan on NH-72, which lies in MC area Nahan. Alternate day garbage collection and dumping thereof

shall be mandatory; however, work is done daily. The work is being done by SADA with its limited funds/ budgets generated at local levels.

### 12.5.2 Quantity Issues

- ✓ The solid waste is neither stored or segregated nor collected at source. It is thrown on streets, footpaths, open spaces, open drains or water bodies, backyard lanes etc. Transportation of solid waste is carried out largely in truck, tractor or trolley, dumpers and other equipment's are not available in Special area so far.
- ✓ A large quantity of waste ultimately finds its access to water resources through leachate percolation which is a major source of ground water pollution.
- ✓ At present, there is no processing plant or any properly designed landfill site as figures of waste generation quantity per day justify establishment of such facility in or outside the Special Area.
- ✓ There is no detailing related to complete staff strength, list of community collection points of each revenue mohals, map and future disposal sites, details of future schemes, are not available and hence there is poor supervision.
- ✓ The disposal sites inside special area is neither identified nor demarcated or fenced. The solid waste is transported to dumping site near Go-Sadan, MC Nahan. Dumping in other mohals is on open land and thus in coming future will develop into unhygienic dumps with odour and disease vectors.
- ✓ A large quantity of waste ultimately finds its access to water resources through leachate percolation which is a major source of ground water pollution.

### 12.5.3 Anticipation regarding Solid Waste Management

Provisions related to various Acts and Rules namely „The Environment (Protection) Act, 1986, Hazardous Waste (Management and Handling) Rules, Bio Medical Waste (Management and Handling) Rules, Municipal Solid Wastes (Management and Handling) Rules 2000, e-Waste (Management and Handling) Rules, 2010, Plastic Waste (Management and Handling) Rules, 2011' regarding site safety, environment and health are not followed.

## CHAPTER-13

### TRAFFIC AND TRANSPORTATION

#### 13.1 Introduction

Traffic and Transportation is a very important aspect because it gives us an overall view of the town, in terms of the location of various activities with respect to circulation.

'Transport is one of the most important creations of man's creative urges. Its role in towns and cities of varying sizes cannot be ignored'. Among different systems of transport, the contribution of road transport is significantly high. As the traffic on the existing road system in cities grows, congestion becomes a serious problem. The lack of commensurable up-gradation of transport network is one of the main reasons for the same.

### 13.2 Importance

Roads are the source of providing connectivity between places. The basic and most viable mode is buses for any income class. The terminate point for this facility is Bus Stand, from where the journey starts from one place and destines at another. This is a place which a visitor firstly experiences about the city and its nature (planned or unplanned, clean or dirty, haphazard growth or planned enforced development). So, it is more important surroundings of the Bus Stand also including taxi stand must be properly planned in terms of *planned traffic flow, proper parking places for private and commercial vehicles, controlled and well planned land use and clean environment*. There must be a control on the intermixing of local and regional traffic.

### 13.3 Existing road network

Following are the main roads which serve the Trilokpur Special Area:

**Table 13.1: Right of Way of Main Roads in Special Area**

S.No.	Name of the Road	Existing width	Acquired width	Controlled width
1.	Ambala- Kala Amb- Paonta Sahib- Dehradun N.H- 72.	7.00 mtrs.	20.00	5.00
2.	Kala Amb - Trilokpur road	5.00-7.00 mtrs.	10.67	5.00
3.	Kala Amb- Yamuna Nagar Road.	12.00 mtrs.	35.00	5.00

*Source: H.P.P.W.D.*

**Table 13.2: Existing Circulation Network of Special Area - Trilokpur**

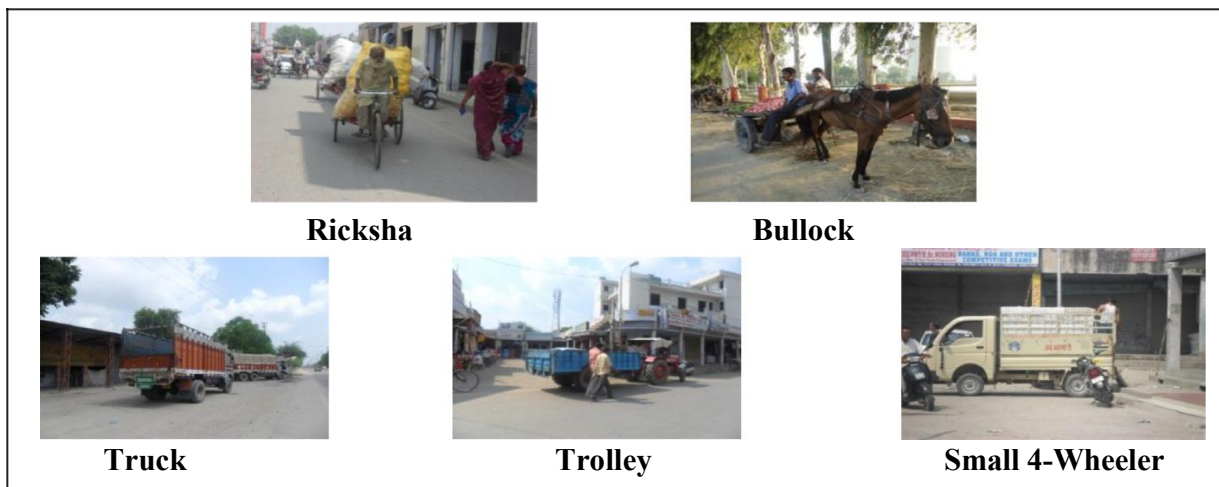
S. No	Description	Road Length	Acquired Width (ROW)	Area in Hectare
1.	Kala Amb-Trilokpur road	6.00 Km.	10.67 meter	6.40
2.	Kheri-Johron link road upto N.H. -72.	2.50 Km.	10.67 meter	2.67
3.	Internal roads	2.50 Km.	7.25 meter	1.81
4.	Khairi-Bhandariwala road to Mirpur Kotla Gurudwara.	4.00 Km.	10.67 meter	4.27
5.	Nagal Suketi Road	5.00 Km.	10.67 meter	5.33
6.	N.H. -72	14.00 Km.	27.00 meter	37.80
	<b>Total</b>	<b>34.00 Km</b>		<b>58.28</b>

*Source: H.P.P.W.D.*

### 13.4 Traffic volume

Paonta Sahib -Nahan- Kala-Amb-Ambala National Highway-72 and Kala Amb-Trilokpur road are witnessing un-precedent traffic volume. Traffic jam is a common phenomenon on these roads. The road width of Nahan- Kala-Amb-Ambala National Highway-72 cannot be adequately increased due to construction of hotels, industries and shops along the road, similar are the case

with Kala Amb- Trilokpur road. Efforts have been made to increase the right of way of these roads by regulating planning permissions but due to increase of traffic volume, the existing roads are unable to meet the present requirements as well as future.



*Figure No. 12.1: Types of goods vehicles in Trilokpur Special Area*

### 13.5 Terminal Facilities

#### 13.5.1 Truck Terminal:

There is no truck terminal in Kala-Amb town; proposed truck terminal is given at link road in village Rampur Jattan and Kheri. The trucks are parked on National Highway and other feeder roads of the town. Therefore, adequate space for truck parking is required at suitable place. Being land constrains in Trilokpur Special Area two or three alternative sites on suitable government land can be identified to tackle the problem.



*Trucks parked along road side opposite Markanda Dhaba along NH - 72, Kala-Amb*

#### 13.5.2 Bus Terminal:

There is no bus terminal in Kala-Amb, more than 150 buses pass through Kala-Amb town daily. Therefore, it is imminent to provide proper bus terminal with auto spare parts workshops for repair of busses and trucks. Being an industrial town, large number of industrial workers and



buyers visit the town for job as well as for business purpose. Accordingly a bus terminal point has been proposed near PanchayatGhar in front of Sheela Foam Industries at Kala-Amb.

### 13.5.3 Taxi Stand:

There are large numbers of taxies and private vehicles do ply in town daily from Nahan to Kala-Amb and Trilokpur. These vehicles are seen parked on road side which causes major traffic hazard and accidents. Therefore, it is a dire need to provide parking lots for these vehicles on suitable locations where ever feasible.

### 13.6 Major concerns

Traffic volume is drastically increasing day by day and existing roads are not capable of holding this volume. The existing roads are generally occupied by road side parking of trucks, tempos, taxies, buses and some informal rehris. Stacking of construction material, finished goods, raising projections by the shop keepers putting articles therein are the major concerns. Therefore, law enforcement agencies have to make stringent efforts.



*Congestion during Peak Hours*



*Existing Truck Parking, Kheri*

#### 13.6.1 Problems

- ✓ Parking of vehicles on either sides of National Highway-72 can be observed at any time. The road side parking of vehicles has further reduced the effective movement of traffic. There is no organized parking space created so far in Kala-Amb. On street parking is prevalent on all major roads and near commercial areas.
- ✓ No defined bus bay or bus terminal in Trilokpur Special Area. In the absence of which, people getting dropped by private vehicles are getting down on the bus stops to catch the bus. This is leading to traffic chaotic condition for all road users.
- ✓ More traffic congestion is seen in the peak hours in Special Area like Kala-Amb-Trilokpur road and Kheri-Johron link road.
- ✓ No intra village's bus service exists in Trilokpur Special Area.
- ✓ Street lights and other supporting infrastructure are missing on all the roads.
- ✓ In commercial areas slow moving vehicles are more than the total traffic which increases traffic jams.
- ✓ The smooth movement of vehicles gets disturbed due to increasing traffic congestion and encroachment of roads and reduced carriageway.

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**CHAPTER-14****ENVIRONMENT****14.1 Introduction**

Environment plays a crucial role in establishing the paradigm of future development. Environment comprises of (i) abiotic components namely air, water and land and (ii) biotic components namely flora and fauna. In order to ensure environmental quality as well as balanced economic development, it is important to adhere to environmental standards and indicators as it has a direct bearing on the quality of life.

Environmental concerns have been viewed holistically and issues of both natural and built-up environment, which need to be conserved and protected from various forms of hazards, have been addressed. The data should be easily accessible to public for awareness.

The Himachal Pradesh State Pollution Control Board as per the provisions of Water Act, 1974 is headed by the Chairman. The executive head of the State Board is Member Secretary. The State Board has ten Regional Offices at Shimla, Parwanoo, Paonta Sahib, Baddi, Una, Rampur, Jassur, Chamba, Kullu and Bilaspur and one Sub Regional Office located at Kala Amb to perform regulatory functions for prevention and control of pollution as prescribed under various environmental legislations. The State Board has one Central Laboratory located at Parwanoo and three Regional Laboratories at Paonta Sahib, Jassur and Sunder Nagar for providing scientific support to the regulatory functions.

**14.2 Existing Environmental Status in Trilokpur Special Area**

Trilokpur Special Area Sub-region is endowed with various ecologically sensitive natural features such as river basins and flood plains, wetlands, reserved forests etc. Hence, planning is needed to be done to achieve an environmentally sustainable pattern of urban development through rational land use pattern and conservation.

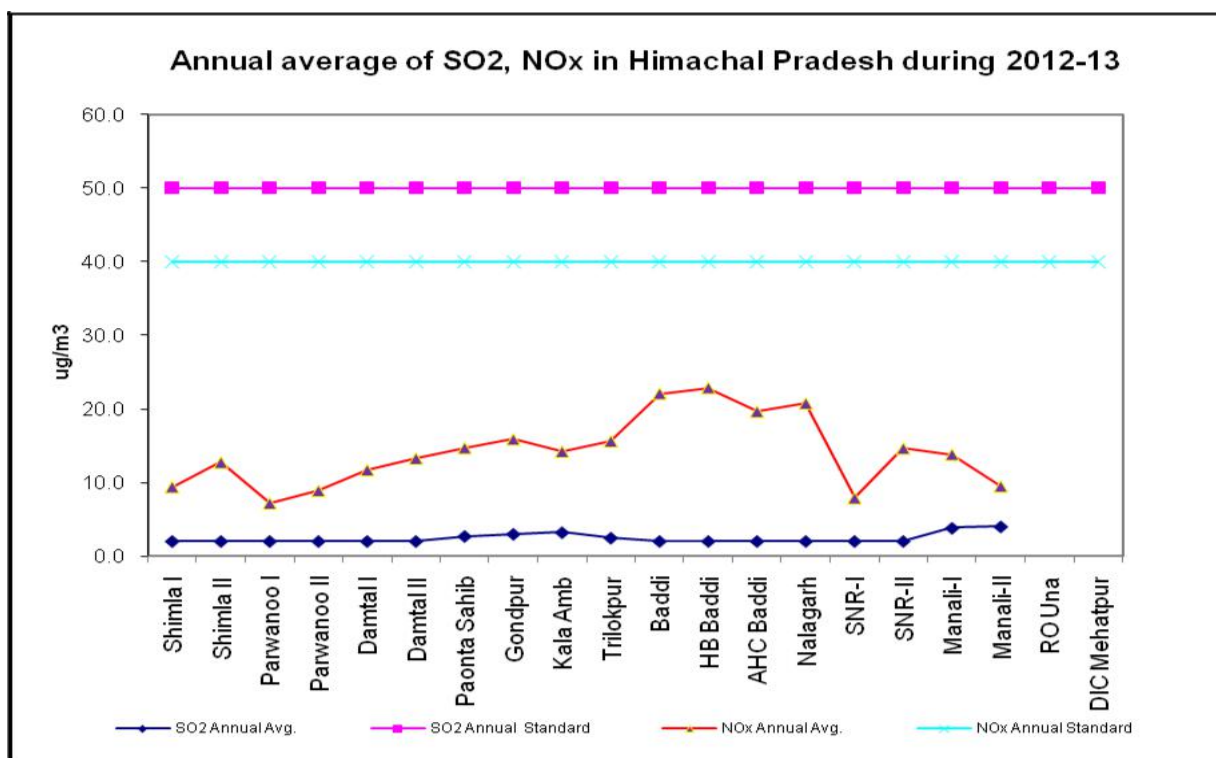
**14.2.1 Air Quality**

The monitoring of Ambient Air Quality was started in 1986-87 under the *National Ambient Air Quality Monitoring Programme (NAMP)* with the objective to find the current status of pollution and to study the trends as a result of increasing industrialization. Ambient air quality is being monitored in 10 towns/cities at Shimla, Parwanoo, Jassur, Paonta Sahib, Kala Amb, Baddi, Nalagarh, Sunder Nagar, Manali and Una under National Ambient Air Quality Monitoring Program. The general objectives of the programme are:

- To evaluate the general air quality conditions in the cities and to provide the basis for analyzing long term trends of pollution concentrations.
- To provide the data for subsequent development of air quality standards and pollution prevention and control programme for the cities.

Air quality standards fixed for 24 hour average is 100 µg/m<sup>3</sup> for RSPM and 80 µg/m<sup>3</sup> for SO<sub>2</sub> and NO<sub>2</sub> and annual average standard is 60 µg/m<sup>3</sup> for RSPM, 50 µg/m<sup>3</sup> for SO<sub>2</sub> & 40 µg/m<sup>3</sup>

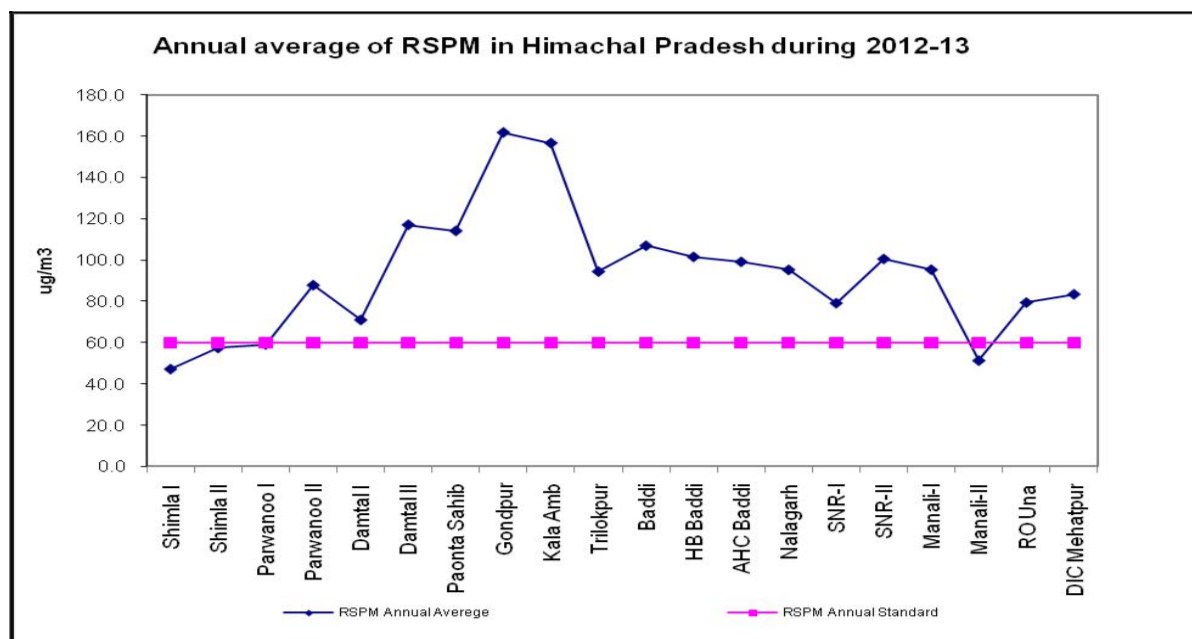
for NO<sub>2</sub>. The data collected of all the stations for the year 2012-13 scrutinized for the annual average and peak values for 20 locations and trends of annual average of SO<sub>2</sub>, NO<sub>2</sub> and RSPM are shown below;



*Annual average data of SO<sub>2</sub>, NO<sub>2</sub> in Himachal Pradesh, 2012-13*

**Note:**

- **µg/m<sup>3</sup>**=microgram per cubic meter (Unit of amount of chemical vapors, fumes, or dust in the ambient air).
- **SO<sub>2</sub>**=Sulphur Dioxide & **NO<sub>2</sub>**= Nitrogen Dioxide.



*Annual average data of RSPM in Himachal Pradesh, 2012-13*

The annual average values of RSPM at both the stations at Gondpur and Kala-Amb was observed above the permissible limit for the annual average. While at other stations the values of RSPM were observed well below the permissible limits of the annual average.

#### 14.2.2 Recommendations Improving Air Quality

- ✓ Action required for controlling the stack emission from industries induction furnace.
- ✓ Condition of roads is required to be improved and regular vehicular monitoring is required to be conducted.
- ✓ Open burning of waste/papers/ MSW etc. to be discouraged
- ✓ Forest fire is required to be prevented.
- ✓ Construction activities like Road, Bridge, Building, Project etc. should be carried out in planned manner and debris is required to be managed properly.
- ✓ Regular air quality monitoring/ stack emission of industries is required to be carried out.
- ✓ Air polluting industries should not be allowed to be set up in future at Kala-Amb industrial area and Gondpur industrial area in Paonta Sahib.

#### 14.2.3 Water Quality

Water quantity and quality is essential for survival and economic activity. The water resources of a region depend on the precipitation and the environmental/ ecological flows of rivers. The recharge potential of groundwater reserves also influences the availability of annual utilizable groundwater resources.

Water quality is measured on parameters like Biochemical Oxygen Demand (BOD), Dissolved Oxygen (DO) and total Coliform Count (CC), hardness, alkalinity etc. Ground water quality is also measured in terms of mineral contaminants namely magnesium and calcium, nitrates and fluorides. BOD is a measure of water pollution based on the organic material it contains. To provide the legislative support for water quality protection, the Central Pollution Control Board (CPCB) and Bureau of Indian Standards (BIS) has framed the water quality standards. These standards are for surface water- river, ground water and also for their purposes namely acceptable purity level for drinking, bathing, irrigation purposes etc.

Indiscriminate use, extraction of water for various urban uses, urbanization and soil erosion are causing depletion of surface and ground water resources. Besides, untreated sewage and industrial effluents being discharged into water bodies and dumping of solid waste are leading to deterioration of water quality. These impurities may be generated from natural (soil erosion) or manmade activities (industrial- industrial operations, municipal waste disposal, leaching of pesticides and chemical fertilizers etc). They result in higher incidence of illnesses and disease which inturn adversely affects productivity. Water contamination also destroys both human and aquatic life.

The Central Pollution Control Board under the National Programme - Monitoring of National Aquatic Resources (MINARS) is sponsoring the water quality monitoring of major rivers of the State. The monitoring has been carried out in the month of April, July, October and January every year. In all 219 points have been selected on major rivers Satluj, Beas, Ravi, Yamuna, Parvati, Sirsa, Markanda & Sukhna and their tributaries in HP State. These 219 points include 104 points under MINARS project including 39 points in major industrial towns for the monitoring of ground water, 115 points of State monitoring includes 50 points on Hydel projects.

River water quality usage is classified as follows: Class A means drinking water source without conventional treatment, Class B allows water to be used for outdoor bathing, Class C for drinking water with conventional treatment, Class D is fit for wildlife and fisheries, and Class E means water is fit for recreation and aesthetics, irrigation or industrial cooling.

**Table No.14.1: Primary Water Quality Criteria**

S.No.	Designated Best Use	Class of Water	Criteria
1.	Drinking water source without conventional treatment but after disinfection.	A	1. Total Coliform organism MPN per 100ml. shall be 50 or less. 2. pH between 6.5 and 8.5. 3. Dissolved Oxygen 6 mg/l or more. 4. Biochemical Oxygen Demand 5 days 20 degree C, 2 mg/l or less.
2.	Outdoor bathing (Organized)	B	1. Total Coliform organism MPN per 100ml. shall be 500 or less. 2. pH between 6.5 and 8.5. 3. Dissolved Oxygen 5 mg/l or more. 4. Biochemical Oxygen Demand 5 days 20 degree C, 3 mg/l or less.
3.	Drinking Water Source after conventional treatment and disinfection	C	1. Total Coliform organism MPN per 100ml. shall be 5000 or less. 2. pH between 6 and 9. 3. Dissolved Oxygen 4 mg/l or more. 4. Biochemical Oxygen Demand 5 days 20 degree C, 3 mg/l or less.
4.	Propagation of Wild Life & Fisheries	D	1. pH between 6.5 and 8.5. 2. Dissolved Oxygen 4 mg/l or more. 3. Free Ammonia (as N) 1.2 mg/l or less.
5.	Irrigation, Industrial Cooling Controlled Waste Disposal	E	1. pH between 6.5 and 8.5. 2. Electrical Conductivity at 25°C micro mhos /cm max. 2250. 3. Sodium absorption ratio Max. 26. 4. Boron Max 2 mg/l.

**Source:** Central Pollution Control Board (CPCB) and Bureau of Indian Standards (BIS)

**Table No.14.2: River Markanda DownSide of Kala-Amb**

	Apr -12	May -12	Jun- 12	Jul- 12	Aug- 12	Sep- 12	Oct- 12	Nov -12	Dec- 12	Jan- 13	Feb- 13	Mar -13
<b>pH</b>	7.83	Source Dried		7.51	7.50	7.50	7.46	7.54	7.8	7.3	7.36	7.82
<b>DO</b>	7.8	-		6.2	6	6.0	7.4	7.7	7.9	6.8	6.8	7.4
<b>BOD</b>	1.6	-		1.6	1.8	1.6	1.2	1.6	1.4	1.4	1.6	1.6
<b>TC</b>	20.0	-		20.0	20.0	25.0	23.0	20.0	25.0	24.0	29.0	26.0

*Source: Result of MINARS Monitoring Points from April-2012 to March-2013*

**Table No.14.3: River Markanda Upper Side of Kala-Amb**

	Apr -12	May -12	Jun- 12	Jul- 12	Aug -12	Sep- 12	Oct- 12	Nov -12	Dec- 12	Jan- 13	Feb- 13	Mar -13
<b>pH</b>	7.95	7.01	6.30	7.59	7.33	7.50	7.34	7.58	8.06	7.23	6.86	8.2
<b>DO</b>	8.1	6.2	6.2	6.4	6.2	6.0	7.6	8.2	8.0	8.0	7.3	7.7
<b>BOD</b>	1.4	1.6	1.8	1.4	1.4	1.6	1.0	1.4	1.2	1.4	1.4	1.4
<b>TC</b>	24.0	26.0	32.0	20.0	20.0	24.0	19.0	16.0	20.0	22.0	28.0	24.0

*Source: Result of MINARS Monitoring Points from April-2012 to March -2013*

#### 14.2.4 Recommendations Improving Water Quality

- ✓ Frequent sampling to be done if river water is used for drinking purpose and water should be properly treated and disinfected.
- ✓ All towns existing on the bank of rivers be provided the planned sewage treatment work and should not be allowed to discharge the urban waste without treatment into or on the bank of river.
- ✓ Number of Hotels & Tourist Resorts which are coming on the bank of rivers must have proper sewage treatment plants.
- ✓ All industrial units should not be allowed to discharge untreated effluent into rivers/khads/nallahs.
- ✓ Urban waste affects water quality near towns, hence water resources are required to be treated and disinfected before it is used for drinking purpose.
- ✓ Regular monitoring and sampling of effluent discharge of industries located on the catchments are recommended.
- ✓ A good database for water (surface and ground water) quality needs to be created for the region for which more number of water quality monitoring stations is required.

While carrying out activities for the development of the region, provisions under Environmental Protection Act, 1986 and Rules thereof should be followed. Carrying Capacity of the region based on Minimum National Standards should be followed which includes the



environmental sensitivity of the region, carrying capacity of the receiving water bodies and environment, existing quality of environment, health requirements in the area.

### 14.3 Disaster

Disaster is a serious disruption of the functioning of a community or a society causing widespread human, material, economic or environmental losses which exceed the ability of the affected community or society to cope using its own resources. A disaster is a function of the risk process. It results from the combination of hazards, conditions of vulnerability and insufficient capacity or measures to reduce the potential negative consequences of risk.

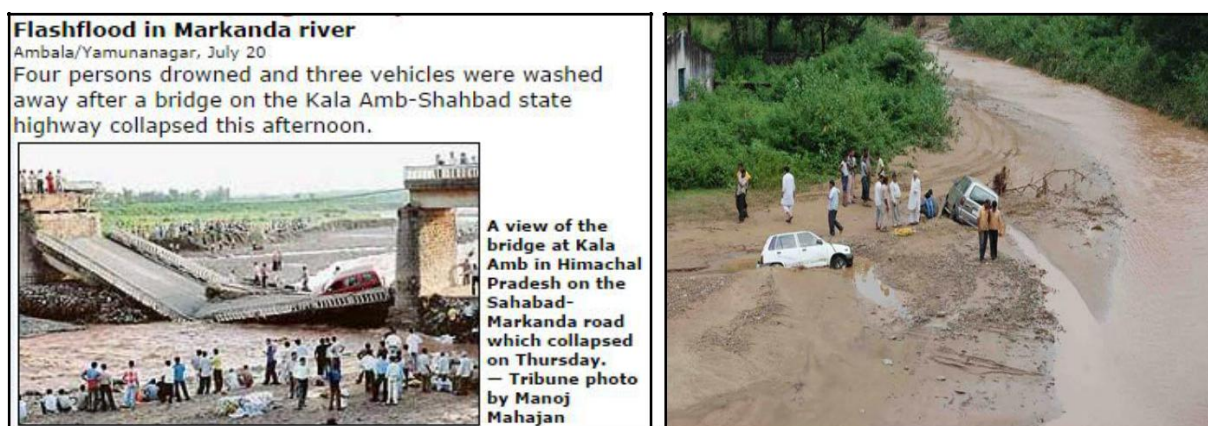
Hazard is an event of occurrence that has the potential for causing injury to life or damage to property or the environment. Hazards can be classified into natural and made processes. Natural hazard may include flood, cloud burst, forest fire, landslide, earthquake, industrial and wind hazard. Man-made hazards may include accidents like collapse of building, urban fire etc.

### 14.4 Priority Hazards in Trilokpur Special Area

Trilokpur Special Area is vulnerable to many hazards but the occurrence of disaster is very low in the Sub-Region. However, Flood and Industrial Fire are the major hazards which have occurred in the past causing damage and the loss to life and property in Trilokpur Special Area. Moreover, most of the settlements in the district are prone to high risk, this calls for strict measures to be taken at every stage of the disaster management, i.e., pre-disaster, during disaster and post disaster, to reduce the risk to population. Structural and Non-structural measures need to be taken to protect the people from disasters and reduce the damage to property and crops. Among the identified hazards above, the most vulnerable hazards has been analysed below, according to the level of vulnerability in Trilokpur Special (area starting from the most vulnerable).

#### 14.4.1 Floods:

Flash floods are the most common annual recurring phenomenon in Himachal Pradesh. The river basins of Markanda which is reclaimed for development by constructing embankments are low lying and likely to face large scale flooding in the event of a breach in their embankments. Besides the annual inundation during monsoon, the plains along river Markanda gets flooded frequently, agriculture and horticulture pockets, forest trees, biodiversity are invariably damaged and eroded during floods. This noted trend of rising damage calls for immediate mitigation plan to tone down the extent of damage caused by the hazard. Hence, Development Plan need to focus on flood mitigation and adaption measures, such that the buildings are made flood resilient in the flood prone areas.



*Flash flood in river Markanda, showed immense destruction.*

#### 14.4.2 Fire:

Devastating **fire** incidence in leading apple carton manufacturing unit “*Shivalik Containers Private Limited*” located in the industrial area Kala-Amb in Himachal was reduced to ashes in the wee hours on June, 2009 morning hours. The management has claimed that the property of more than 10 crores was gutted in the incidence. The factory was also the supplier of cartons to Cadbury, ITC, Pidilite and Wipro groups. The cause of the fire is yet not ascertained. However, no loss of life was reported in the fire. In the absence of the fire station in the industrial area Kala-Amb the employees of the factory swung into action and struggled hard to douse the flames as the factory was destroyed completely. It was observed in June 2009 that industrial area Kala-Amb was sitting on the explosive in the absence of the fire station.

The fire was so devastating as it was not fully controlled in 15 hours, claimed management of the factory. The fire station Nahan caters the Kala-Amb industrial area from a distance of 17 km. As per the information about 16 industrial units were devastated due to the fire incidences during the past three years in which loss of more than 20 crores was assessed.

However, the Chief Minister during the inauguration of a factory had assured the opening of a fire station in industrial area Kala-Amb.



*Devastating Fire accident in a manufacturing unit, Kala-Amb, 2009*

### 14.5 Other Hazards

#### 14.5.1 Earthquakes:

The entire district of Sirmaur falls under Seismic Zone IV as per the Seismic Zoning Map of India (IS Code: 1893:2002) which makes it likely to be affected by earthquake shaking of upto intensity VIII. As past history reveals that many earthquakes had happened in the state and shaking was felt in the district also. Damaged caused minor cracks developed in 1986 earthquake, but no damage to property and life was recorded.

- ✓ **Responsible factors:** Non complying the building construction bye laws and lack of knowledge of earthquake resistance building construction, poverty/ low economic standards, apathy, location closure to slopes, belief, lack of infrastructural facilities, inaccessible places etc.



### 14.5.2 Forest Fire:

Forest fire is a major cause of degradation of forest. It is estimated that about 90 percent of the forest fires are caused due to human error. As per 2009 Forest Survey of India report, nearly 49% of Sirmaur is forest. Every year there are incidents of forest fire which may go on for days as many times these tend to happen very deep inside the forest where fire tenders are unable to reach. The rural population of the district depends on forests for various reasons as it tend to provide fire wood, wood, fruits, herbs etc to the people which they collect and sell as well as use for their own sustenance. Many times these fires are caused by the locals due to their carelessness and sometimes due to vested interest of some people as forest fire will lead to clearing of land for various uses. These fires are common in the summer season as the heat and the wind condition help spreading the fire rapidly. However, such fires have not spread to human habitations so far.

- ✓ **Responsible factors:** Lack of awareness about how the forest fire starts like- throwing cigarette buds, lighting fire inside forest for picnic purpose, lightening, etc.

### 14.5.3 Draught:

Drought is a long period with no rain or with much less rainfall than normal for a given area. It can set in due to deficiency of rain or due to falling groundwater level over a long period of time. It is a slow process and can take few days to few months during which it tend to affect the population in different ways by causing depletion of water and affecting the agriculture. In the Himalayan belt of India the occurrence of drought has increased over a period of time and a major reason for this is climate change. Another reason that is being observed is due to increase in human activities and over exploitation of natural resources such as groundwater and deforestation.

The district was affected by drought in the year 2002 and year 2009 when the government declared drought due to lack of rainfall which further affected the agriculture in the district. This can be easily identified by the rainfall data from the revenue department.

- ✓ **Responsible factors:** Lack of rain water harvesting culture, lack of reservoirs/check dams for conserving water, poverty, poor economic standards, apathy, belief, dependence upon nature/rain, lack of infrastructural facilities/knowledge etc.

### 14.5.4 Landslides:

Due to the mountainous terrain, several parts of the districts are prone to landslides. As per the landslide zoning map of North India (Vulnerability Atlas, BMTPC 2007), almost the entire district has a moderate to severe risk of landslides. Only a minor portion at the southern edge of the district is in the „Unlikely□ risk zone. There is also the possibility of landslides triggered by severe earthquakes with the possible loss of life and also blockage of important roads.

- ✓ **Responsible factors:** Heavy rainfall, fragile soil condition, human encroachment, road construction, mining, toe removal, natural erosion, etc.

## CHAPTER-15

## EXISTING LAND USE AND LAND VALUE

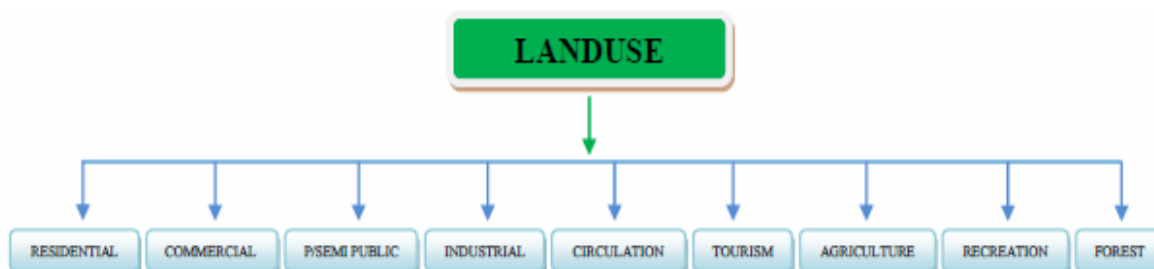
## 15.1 Overview

The existing land use of Trilokpur Special Area was frozen under section 16 of H.P. Town and Country Planning Act, 1977 vide notification no.HIM/SADA/T-11/2004-159-214 dated 27.03.2004 (appeared in extra ordinary Rajpatra dated 24.05.2004) and existing landuse of extended area was adopted vide notification no.HIM/SADA/T-11/2003-970-1025 dated 11.01.2007 (appeared in extra ordinary Rajpatra dated 19.02.2007). The development which has taken place up to 2005 is analyzed in form of existing land use map. The existing land use description is given in the existing land use table of this chapter.

## 15.1.1 Need to Study Landuse

The study of landuse plays an important role in determining the functional structure of the city which helps in the future growth of an area. The functional activity can be regarded as the main regions for the growth. In other words, it provides a framework for the development of a particular area. Landuse gives us the accurate 'picture of the urban area which plays an important role in planning of the city. It also gives us the proportion of various landuses. The need of study of landuse is elaborated as follows:

- ✓ To know the distribution of various aspects of the landuse such as - Residential, Commercial, Public/Semi- Public, Industrial etc.
- ✓ To make the land optimally utilized.
- ✓ To provide a standardize distribution of land uses.
- ✓ To know about the functionality of the city for the future development.



## 15.2 Residential

*“This is the most important section or zone where the people of the area live together in large number. Residential land should not be located within the influence range of fire and explosion hazards from industrial resources. It should be separated from other zone by a wide strip of green belt which should contain parks and open pathways.”*

Residential use occupies 153 hectares area which amounts to 5.90 % of the rural area.

There are numerous existing settlements outside the rural area in the form of Abadi deh.

## 15.3 Commercial

*“Commercial area is the heart of the town, which provides all basic needs to the people. This area should be easy accessible for the whole town and should be proper corridor for the movement of customers.”*

Commercial activities predominantly whole sale, trading business activities and shops are functioning on Trilokpur road and National Highway-72. The commercial use form 1.62 hectares of area which is 0.06 % of the total area.

#### 15.4 Industrial

*“Industry is the use of parcel of land where processes of manufacturing and related activities are being carried out or will be permitted in future with a view to increasing the area under industrial use. The industries should be away from other zones of the town so that no dangerous gases pass over it”.*

The Industrial use spread over 375.15 hectares area which forms 14.45 % of rural area. Main concentration of industries is in Moginand, Rampur Jattan, Johron, Ogli, Mainthapal, Kheri and Suketi road etc. The industrial area within Special Area has been developed by Department of Industries

#### 15.5 Public and Semi Public institutions / Government and Semi Govt. Offices

It includes all social infrastructures such as schools, private hospitals, dispensaries, recreation, tele-communication, post and telegraph, ITCs, electric sub stations, fire station, petrol pumps, banks etc. Govt. and Semi Govt. offices occupy around 3 hectares of total area. These activities occupy 5.31 hectares area which constitutes 0.20 % of Trilokpur Special Area. This land use structure is very low as required as per prevalent standards.

#### 15.6 Parks and Organized Open Spaces

*Parks and organized open spaces provides healthy living environment for the people. It is defined as the parcel of land which is designed as parks, gardens, playfields, supports facilities and outward recreation also green area. They provide peaceful environment to the whole area.*

The area under parks and organized open spaces covers 0.51 hectares of land which amounts to 0.01% of total area which is very low as required as per prevalent standard and requirement.

#### 15.7 Traffic and Transportation

Roads are the source of providing connectivity between places. This main stretch under circulation comprises of NH 72 i.e. Do-Sarka (Nahan) - Kala-Amb- Narayangarh; from Kala-Amb barrier to Mata Bala Sundri Temple in Trilokpur and Kala-Amb - Suketi - Bikrambagh road. The area under traffic and transportation is 58.28 hectares.

#### 15.8 Tourism

Tourism Industry comprises of many economic activities like lodging, transportation, entertainment, meals, and financial services. The hotel industry comprises a major part of the tourism industry. In Trilokpur Special Area, religious and business purpose tourism gives both direct and indirect employment to people.

Area acquired by the Tourism Department is 51.84 hectares near Fossil Park- Suketi and land under Temple Trust is 1.5 hectares.

## 15.9 Agriculture

Productive lands are essential to meet growing food, fuel and fodder needs. They also help to conserve water resources and shelter biodiversity. Demand for land by a growing population results in conversion of forest lands for agricultural, industrial and urban development. This puts pressure on land for its more intensive cultivation, extensive deforestation beyond the silvi-culture permissible limits.

Total land under agriculture is 553.29 hectares, which is 21.32% of total special area.

### 15.10 Nakabil Gair Mumkin –Forest Land and Nadi/ Nallaha

The area falling under nadi /nallahs are taken as *gair mumkin –nadi/ nallaha/khala/ khud or banjar kadim* and forest reserve is taken *asnakabil jungle/ jhaari or gair mumkin kadim*. Area falling under this *nakabil gair mumkin zameen/ land* is around 1363.83 hectares, which is 53.75 % of total area. Thus, it must be noted that around 52.53 % area is reserved or nakabil or complicated for undertaking any kind of development.

### 15.11 Land Value

It means the cost of per unit piece of the land and its purpose is to know the variations in land value spatially. Land value is the amount at which seller is willing to sell and they buy the land at some price over a period of time.

#### 15.11.1 Factors Affecting Land Value

- **Landuse:** Land use plays a very important factor determining the land value. Type of land use will affect the value of land in the area. For example most of the time commercial areas fetch more prices as compared to residential area and also in case of planned colonies the area allotted to commercial activity is at more price. So use of land one of the important determinants of land value.
- **Accessibility:** The accessibility to site or area plays a major role in its land value for example the major road fetch more price as compared to area away from the road because of its accessibility.
- **Surroundings:** Land value also depends upon the surroundings of the area. For example, if there are slums and obnoxious industry also affect the land value.
- **Intensity of development:** The intensity of development also effect the land value because it is generally seen that area near the CBD is intensively developed because of accumulation of various central activities due to which land value is more in this area.

#### 15.11.2 Government Land Value

Controlled land values are fixed by the Government. Overall maximum area of Trilokpur Special Area is coming under the category of very low i.e. less than Rs. 3000 per square meter. Where the industry exists land values are high and as we move towards peripheral side of Trilokpur

the land value starts decreasing there because most of the area is under reserve forest cover and due to less accessibility and non-availability of other basic facilities.

**Table 15.1: Land Value Data of Revenue Settlements in Trilokpur Special Area (Rs./ Sq.m)**

S.No.	Name of Revenue Village	Hadbast No.	Area in Hect.	Government Land Value	Market Land Value
1.	Trilokpur	124	742	Rs. 1423	Rs. 2200
2.	Kheri	137	211	Rs. 1898	Rs. 2400
3.	Johron	138	151	Rs. 1898	Rs. 2400
4.	Rampur Jattan	139	275	Rs. 2965	Rs. 3550
5.	Moginand	142	369	Rs. 1898	Rs. 3750
6.	Ogli (Kala-Amb)	140	292	Rs. 2965	Rs. 3550
7.	Nagal Saketi	141	316	Rs. 949	Rs. 2200

*Source: Revenue Department and Property Dealers of Special Area- Trilokpur.*

### 15.11.3 Market Land Value

The market land value is collected from the primary surveys by the property dealers. The land values are high along the National Highway-72 i.e. in Rampur Jattan and Ogli (Kala-Amb) because of high intensity of commercial and industrial activities and also a good developed area. Higher accessibility to activity and facilities reveal higher land values in those areas which are located along the major road. The *Table No. 15.1* shows the difference in government land value and market land value of Trilokpur Special Area.

### 15.12 Land Ownership

The land ownership is to know that particular piece of land belongs to whom which would further help in formulating alternatives during plan preparation. It would also help in knowing the land in hands like if government has its ownership on some piece of land and we have record of developed and undeveloped land under government ownership, than for starting our project we can use that undeveloped land. Therefore lengthy process has to be followed while acquiring the land during plan preparation. The land ownership records would be helpful in formulating alternatives for preparation of development plan of Trilokpur Special Area.

**Table 15.2: Land ownership data of Revenue Settlements in Trilokpur Special Area**

Sr. No	Revenue Villages	Govern-ment Land	Agri-culture Land	Area under Industry	Gair mumkin/ Banjar Kadim / Forest Area	Area Under Tourism / Trust	Total Area Hectare
1.	Trilokpur	5.13	99.88	3.37	632.12	1.50	742
2.	Kheri	15.32	43.63	64.31	87.74	-	211
3.	Johron	21.61	32.45	31.20	65.74	-	151

4.	Rampur Jattan	82.00	79.00	39.00	75.00	-	275
5.	Moginand	69.00	106.00	30.00	164.00	-	369
6.	Nagal Saketi	49.00	96.00	2.00	117.16	51.84	316
7.	Ogli (KalaAmb)	164.00	48.00	28.00	52.00	-	292
8.	NH -72 (Starting from Moginand till Do-Sarka i.e. 150 meters both sides of NH-72)	21.60	48.33	-	170.07	-	240
	<b>Total</b>	<b>427.66</b>	<b>553.29</b>	<b>197.88</b>	<b>1363.83</b>	<b>53.34</b>	<b>2596</b>

*Source: Revenue Department (2014)*

**Table 15.3: Existing Landuse Structure (2014)**

S.No.	Landuse	Area (in Hectare)	Percentage (%)
1.	Residential	153.00	5.90
2.	Commercial	1.62	0.06
3.	Industrial	375.15	14.45
4.	Public & Semi. Public/Govt.	5.31	0.20
5.	Parks and organized open spaces	0.51	0.02
6.	Traffic and Transportation	58.28	2.25
7.	Tourism and Trust	53.34	2.05
8.	Agriculture	553.29	21.32
9.	Reserve Forest+ Government Land + Gair Mumkin Nakabil / Banjar Kadim (Nadi /Nallah/Khud)	1395.50	53.75
	<b>Grand Total :</b>	<b>2596.00</b>	<b>100.00</b>

*Source –Computed values.*

## CHAPTER 16

### PROJECTIONS AND REQUIREMENTS

#### 16.1 Overview

In view of surveys, studies and public aspirations, further requirements of population of Trilokpur Special Area have been worked out as per standards of Ministry of Urban Affairs and Employment, Govt. of India, New Delhi's Urban and Regional Development Plan Formulation and Implementation guidelines (amendment -2013) and other conditions and availability of land.

Population of Trilokpur Special Area is anticipated to increase 18,052 persons by the year 2031. As per requirement various land uses have been proposed in view of availability of developable land and holding capacity with regards to population activities, existing land use of the area, perspective potentials, conformity of land uses to its surrounding areas, facilities for threshold population, location aspects and specific characteristics of land, functional hierarchy, convenience of movements etc. The proposals have been contemplated with due consideration of certain constraints such as scarcity of land, acquisition of private land for public utility services.

On the basis of problems and potentials of the existing landuse of Special Area-Trilokpur, requirements have been worked out through the data collected by primary and secondary surveys and on the basis of future projections and analysis worked upon, proposals are given as under.

## 16.2 Residential

Requirements for residential use have been worked out as per the anticipated population of 18052 persons for Trilokpur Special Area by the year 2031. The population will rise from 11480 to 18052 from year 2011 to 2031; there will be increase in demand of housing for 6572 more persons by the year 2031.

Taking 60 persons per hectare as density of Abadi area of Trilokpur Special Area and considering 4 persons as average family size. Therefore, 1643 more dwelling units are proposed for accommodation of 6572 persons considering the backlog from year 2011- 2031. Additional of 87.62 hectare land is required for accommodation of residences at Trilokpur Special Area - Trilokpur. So the proposed area for residential use shall be raised from 153 hectare to 240.69 hectare by the year 2031.

## 16.3 Commercial

According to survey conducted by the Town & Country Planning department, there are around 220 shops and 80 khokhas/reharies in special area. Maximum concentration of shops is along Kala-Amb-Trilokpur road and National Highway-72, i.e. Kala-Amb-Nahan road. Maximum trading and whole sale activities are operated in Kala-Amb. It is pertinent to mention here that the Special Area has 1.62 hectares area under commercial activities.

Considering 1 small shop of 25 sq.m area required for about 150 persons. Therefore, as per projected population of 18052 persons by year 2031, additional land of 8.38 hectares area is proposed for commercial use. This area includes sufficient parking spaces for commercial activities.

**Table 16.1: Shopping Requirements for New Proposals (including parking) by 2031**

Level of shopping	No. of shops	Area in hectares	Remarks
Shopping	40-50	0.25	20-50 sq. mtrs. for each shop
Cluster level shopping	50	0.50	20-50 sq. mtrs. for each shop
<b>Total</b>		<b>0.75</b>	

*Note: Considering 1 shop of 20 Sq.mtrs. for 150 population.*

Apart from industrial activities, trade and commerce and services (IT/ ITES, financial and banking services) are other important constituents for the economic base for Trilokpur Special Area. For promotion of organized retail activities in Trilokpur Special Area may mainly be in the form of Multiplex, Departmental Stores, Specialty Stores, Factory Outlets, Supermarkets, Convenience Stores and Multi Brand Outlets (MBOs). Thus total area for trade and commerce has been worked out to 4.0 hectares.

## **16.4 Industrial**

Existing 375.15 hectares land is under industrial use. In order to cater future requirement of Industries additional land of 44.85 hectares has been proposed in Trilokpur Special area for industrial and production use. The total industrial area under proposal computed out to be 420 hectare by year 2031. Existing and upcoming industrial areas/estate to be developed provided with basic infrastructure of proper metalled roads, power, water and sheds.

### **16.4.1 Industrial Objectives**

- ✓ To create a conducive investment climate through class infrastructure creation, reduced regulations and general facilitation.
- ✓ To rejuvenate and make competitive existing industry, particularly in the small scale sector through improved technology, product quality and marketing.
- ✓ To create a special thrust in the areas where Himachal Pradesh has an edge in terms of cost and competitiveness.

### **16.4.2 Industrial Main Planks to Achieve Objectives**

- ✓ Hassle Free Dealing with government.
- ✓ Power Sector Reforms.
- ✓ One Time Settlement Schemes.
- ✓ Revamping of Tax Administration.
- ✓ Enhancement of Competitiveness of Existing Industry.
- ✓ Revival of Sick Small Scale Industrial Units.
- ✓ Measures for attracting new investments.

## **16.5 Government and Semi Government Offices/ Institutions**

Total existing area of 11.31 hectares is under public use and services. It is anticipated that by the year 2031 that there will be increase in number of Government and Semi Government Offices and Institutions. Thus, 1.19 hectares of additional land is proposed for further development by the year 2031.

### **16.5.1 Schools**

At the national level, the vision for secondary education is to make good quality education available, accessible and affordable to all young persons in the age group of 14-18 years.

Requirements have been worked out by studying standards as per *Sarva Siksha Abhiyan* (SSA Program). The norms for providing access to basic education under centrally sponsored program of *Sarva Shiksha Abhiyan* (SSA) respectively and is based on the distance and population criteria.



This norm is of providing a Primary School (Classes 1 to 5) in a radius of 1 Km for at least 300 population. Providing an Upper Primary School (Classes 6 to 8) in a radius of 3 Km for at least 800 population. To provide a Secondary School within a reasonable distance of 5 Km from any habitation & 7-10 Km for Higher Secondary Schools under *Sarva Siksha Abhiyan* (SSA).

In order to fulfil the commitment under Right to Education Act (RTE) to provide free and compulsory education to children upto age of 14. This program aims to meet the objectives of providing access- through schools with basic infrastructure, retention-through improving teacher pupil ratio by teacher placements and quality-through better teachers training, teaching learning materials and better supervision.

Since universalization of elementary education has become a Constitutional mandate and there is nearly 95% enrolment in elementary education due to SSA, it is imperative to push the vision forward and move towards Universalization of Secondary Education, which has already been achieved in a large number of developed and developing countries. In view of this, in 2007, the Government of India launched a centrally sponsored scheme, *Rashtriya Madhyamik Shiksha Abhiyan* (RMSA), for universalization of access to and improvement of quality of education at secondary and higher secondary stages.

As per *District Census Report of Sirmour, 2011*, approximately 42 % of the population is under 19 years old and around 28% population which constitutes 6-18 years age group (*refer Chapter- 6, Sub point- 6.2.2, Table no.- 6.4*) for which provision of education and employment has to be made on priority. Thus, one additional Senior Secondary School (upto class 12) is required, well in case the land is not available the up-gradation of existing Government Secondary School to be done with providing proper facilities of laboratory and computer labs. This required projection of schools is made through considering the existing distance radius served by existing schools on population basis.

## 16.6 Traffic and Transportation

An area of 58.28 hectares is under the existing transport networks. An additional area of 14.15 hectares for circulation network has been proposed for construction of roads and where the right of way is to be increased for those types of roads which have high volume count ratio. The bridge is also required on river Markanda connecting Kala-Amb to Suketi road and bus bays on both sides of NH-72 at Kala-Amb. The suitable site selection for construction of proposed bridge and bus bays shall be as per feasibility. Taxi stand be located near Trilokpur bus stand.

Truck and bus terminals are required to tackle the existing problems of traffic congestion.

**Table 16.2: Proposed Circulation Network as per Requirement**

S. No	Description	Road Length	Acquired Width (ROW)	Area in Hectares
1.	Internal roads for industries.	4.00 Km.	7.25 meter	2.90
2.	Road widening of N.H. -72 (Do-Sarka-Kala-Amb barrier).	14.00 Km.	35.00 meter (27 m + 8 m)	49.00 (37.8 + 11.2)
3.	Construction of new village roads in village Tedi-Baroti, Kharkyon, Pulewala & Kiarwala village	4.00 Km.	5.00 meter	0.05

4.	Construction of Bridge on River Markanda linking Kala-Amb and Suketi road.	-	7.25 meter	-
	<b>Total</b>	<b>29.00 Km</b>		<b>51.90</b>

*Source: Computed values.*

**Table 16.3: Details of Proposed Terminals Places**

S. No.	Location	Area in Hectares
1.	Bus stand at Trilokpur.	1.00
2.	Truck terminal at Kheri on Kala-Amb-Trilokpur road.	1.50
3.	Truck terminal at Rampur Jattan on NH-72.	1.00
	<b>Total</b>	<b>3.50</b>

*Source: Computed values.*

## 16.7 Parks and Open Spaces

The town lacks in organized parks and open spaces. Merely 0.51 hectare area is under parks and open spaces. Therefore, these are required to be provided. An additional area of 12.01 hectare has been proposed for catering the requirements of 18,052 populations by the year 2031. Open spaces and green spaces may also include sets backs in any public and private buildings.

## 16.8 Solid Waste Management

Per capita waste generation in major cities ranges from 0.20 Kg to 0.60 Kg. Average per capita solid waste estimated to have generated in Special Area is about 0.25 kg/capita/day. As projected population of 18,052 persons by year 2031, expected solid waste to get generated is 4513kg/capita/day i.e. around 1647.25 metric tons of solid waste to get generated every year.

Due to lack of disposal sites, even the collection efficiency gets affected. Thus, it requires scientific dumping so as to avoid environmental degradation. Generally the collection efficiency ranges between 70 to 90% in major metro cities whereas in several smaller cities the collection efficiency is below 50%. It is also estimated that the Urban Local Bodies spend about Rs.1000 to Rs.2500 per ton on solid waste for collection, transportation, treatment and disposal. About 60-70% of this amount is spent on street sweeping of waste collection, 20 to 30% on transportation and less than 5% on final disposal of waste, which shows that hardly any attention is given to scientific and safe disposal of waste. Thus, to handle the waste generated on the basis of Central Public Health and Environmental Engineering Organization (CPHEEO) Manual and Municipal Solid Waste (Management and Handling) Rules 2000 projections and requirements as stated.

Detailed solid waste management plan is required and also to identify the dumping site for disposal in Trilokpur Special Area. Placement points for garbage bins in locality and villages should also be identified by the Panchayati Raj Institutions or by Special Area Development Authority in Trilokpur Special Area.

## 16.9 Tele-communication Services

As calculated, tele-density of the Tilokpur Special Area is very low (0.50 phones per 100 households) as against the standards given in URDPFI guidelines which should be 11 telephone connections per 20 households in urban areas and 3 telephone connections per 20 households in rural areas. Thus, requirements worked upon illustrations, promotions and strategies relating to telecom sectors.

- ✓ In addition to household connectivity, it is important to connect all schools, collages, research institutions, hospitals, public and semi-public institutions across Trilokpur Special Area with a high speed multi gigabit fibre based broadband network to facilitate flow of information and create a platform for collaboration between researchers, faculty and students for content creation and knowledge up-dation. The National knowledge Network (NKN) has been launched to ensure this collaboration. Since Trilokpur Special Area has several knowledge institutions, it is imperative that they may be connected to the knowledge gateway.
- ✓ The usage of telecom facilities in Special Area is increasing tremendously due to availability of large number of multinational industries which requires superior telecom services such as regular video conferencing, huge data transfers on a real time basis with their worldwide branches.
- ✓ Apart from requirement of high speed broadband connectivity for large companies and industries in Special Area to come under the National Optic Fibre Network (NOFN), the Government needs to provide connectivity to Village Panchayats for improving governance and innovation in various sectors.
- ✓ Requirement of providing reliable and affordable tele-connectivity capable of delivering tele-services any time anywhere especially in rural and remote areas. The spread of 3G and 4G services needs to be expanded in order to avail the advantages of the telecom services. Thus, to create knowledge based society through proliferation of broadband facility in Trilokpur Special Area.

## 16.10 Power Services

Trilokpur Special Area is served by 132 KV and 32 KV sub-stations. However on account of higher per capita power requirement due to intensive industrial and economic activities, as well as use of domestic electrical appliances, public utilities and institutions, there is a gap between power required and power supplied. Increasing urbanization due to the prospects of mega industrial investment projects will further contribute to higher power requirement. In addition, the quality of power supply is also an area of concern. The present power gap is being supplemented through diesel generator sets on a large scale.

In Trilokpur Special Area, 100 % villages are electrified under the *Rajiv Gandhi Gram Vidyutikaran Yojana* (RGGVY). The physical infrastructure in terms of transmission and distribution lines have been constructed and poles have been energized, but the issue of regular dependable power supply to rural households and zero power cut for tube wells, is still a matter of concern.

In order to fill up the gap between anticipated power requirement and availability of power, a road map for capacity addition/ procurement of additional power to meet the requirement by 2031, for Trilokpur Special Area is required.

### 16.11 Water Supply Requirement

Extraction of ground water from tube wells/ bore wells is the only source of water supply in Special Area. Till date the supply is frequent and is catering the water requirement as per need and demand of the existing population. Though, the sudden increase in population in areas like Kala-Amb, Moginand and Nagal Suketi has shown more requirement and problem of water shortage in supply, thus one tube well of discharge rate of about 6 LPS (litre per second) and a storage tank of 50,000 liter capacity is required in Kala-Amb. Another requirement of one tube well at Moginand of discharge rate of about 4 LPS and one tube well at Nagal Saketi of discharge rate of about 3 LPS is also required.

### 16.12 Rivers and Nallahs

The River Markanda is used as surface source for supplying water for irrigation in agriculture fields and requirement of constructing check dams and reservoirs for water storage, thus should be managed scientifically to avoid flash flood.

Requirement to frame provisions and regulations to avoid as no construction zone should be clearly specified in the plans prepared; thus will reduce exposure to floods.

### 16.13 Tourism and Heritage

Requirement for upgradation of tourist spots especially provisions regarding planning along river Markanda and Maa Bala Sundri Temple in Trilokpur Special Area.

Provisions for developing 51.84 hectare of tourism land exists with Tourism Department near Fossil Park, thus, strategies and proposals for use of this land are to be worked out.

### 16.14 Agricultural Land and Forest

Land is the most crucial and critical environmental resource. Good agricultural land in the region should be protected and conserved. There is substantial surplus capacity in the existing urban areas to accommodate greater number of people. This may reduce the need for unnecessary conversion of good agricultural land to urban uses.

The pressure of conversion of agricultural land into non-agricultural and abiotic uses in order to maximize the land value potential is so severe that it would require a very consistent and deterministic policy to achieve this, only waste land comprising of *gullies, ravines, barren, rocky/ stony, sandy and water logged areas*. These less productive waste land should be encouraged for social infrastructure purposes namely education and health facilities, village industries and residential.

Efforts should be made to increase the production through intensive cultivation by providing irrigation facilities and other necessary infrastructure. Intensive cultivation with mechanization will lead to higher agricultural production to support larger population on less land. Only conversion of agricultural land for personal housing for land owner's use is permissible without reduction in present level of production.

Development Plans for the towns in the region should incorporate Land Suitability Analysis for purpose-wise land use allocations. This will entail identifying areas intrinsically suitable for agriculture, forestry based on their soil fertility and excluding them for the purposes of settlement, industrial and recreational uses. Further expansion of urbanizable area growth in the region should

be channelized in the areas, which are primarily less fertile as well as contiguous. The forest cover remains untouched.

Sustainable forest management (SFM) integrates economic, social and environmental values and involves multiple stakeholders- industries, local communities and governments in planning and decision making. Sustainable forest management must meet societal concerns and tackle conservation and land use issues providing for multifunctional landscapes and looking to eco-regions rather than boundaries as the unit of analysis and management.

### 16.15 Proposed Landuse Structure of Trilokpur Special Area - 2031

This Development Plan document strives for ensuring sustainable and regulated development to ensure balanced and eco-friendly development in a planned manner.

**Table 16.4: Proposed Landuse Structure of Trilokpur Special Area - 2031**

S.No.	Use		Area (in Hectare)		Percentage (%)	
1.	Residential		240.69		9.25	
2.	Commercial		10.00		0.40	
3.	Industrial		420.00		16.20	
4.	Public & Semi. Public/Govt.		12.50		0.48	
5.	Parks and organized open spaces		12.54		0.48	
6.	Traffic &Transportation	Roads	72.43	76.93	2.58	2.96
		Parking	1.00		0.02	
		Terminals	3.50		0.11	
7.	Tourism and Trust		53.34		2.05	
8.	Agriculture		500.00		19.26	
9.	Reserve Forest + Government Land + Gair Mumkin Nakabil / Banjar Kadim (Nadi / Nallah/ Khud)		1270.00		48.92	
	Grand Total :		2596.00		100.00	

*Source: Computed values.*

**CHAPTER-17****DEVELOPMENT PROPOSALS****17.1 Overview**

The Development Plan of Trilokpur Special Area is contemplated as a guide line for ensuring planned and regulated development through devising ideal zoning regulations. The proposals have been worked out as per requirements of projected population for the year 2031.

As per projected requirements of various land uses, proposals worked out in view of availability of developable land and holding capacity with regards to population activities, existing land use of the area, perspective potentials, conformity of land uses to its surrounding areas, facilities for threshold population, location aspects and specific characteristics of land, functional hierarchy, convenience of movements etc. The proposals have been contemplated with due consideration of certain constraints such as scarcity of land, acquisition of private land for public utility services. The land use wise details proposed for year 2031 are as under:-

**17.2 Residential**

- ✓ Residential development is primarily proposed on private land. It is proposed that HIMUDA and private developer can develop the residential activities by way of acquiring the land. However, planned development is proposed to be ensured by regulatory measures such as sub-division of land, ensuring provision of basic social/physical infrastructure like roads water supply, electricity, sewerage by the HIMUDA and private developers / colonizers. In order to ensure proper road network and requisite service infrastructure for healthy living of community strict enforcement of sub-division of land regulations are proposed.
- ✓ As proposed, 1643 more dwelling units are required for accommodation of 6572 persons by year 2031. Thus, additional of 87.62 hectare land is required for accommodation of residences in Trilokpur Special Area. So the proposed area for residential use to be increased from 153 hectare to 240.69 hectare by the year 2031
- ✓ HIMUDA had also acquired the land for residential purpose in Moginand and Trilokpur area for development of residential colonies. The HIMUDA has proposed to construct housing colony at Moginand, for which total area of proposal is 87756.00 square meter (87.75 Hectare).

**17.2.1 Assessment of Housing Demand/ Need**

- ✓ The housing deficit/ demand are intrinsically linked to various local factors such as potential of the area, economy, affordability etc. The Special Area Development Authority (SADA) while preparing this Development Plan, action plans are required to work out the housing requirements and prepare phased programmes taking into account these factors to meet the demand.
- ✓ Housing / shelter needs should not only be based on the Census statistics, but a careful analysis should be carried out periodically to make a realistic assessment between demand in an area and the need in the area based on affordability criteria.
- ✓ The demand of shelter in different areas is mostly based on commercial factor as an investment opportunity. The Special Area Development Authority & HIMUDA are to

prepare action plans that would address the need of a given area and to a level upto which commercial/ investment based housing demand may be permitted.

- ✓ Efforts are to be made regarding the realistic approach toward cost based assessment of demand/ need. A house/ shelter designed/ developed for any income group is to be affordable by that income group.
- ✓ Rights of tenants and owners should be well defined and balanced in Rent Control Act so that vacant housing stock can be liberated into the rental market.
- ✓ Employee's rental housing schemes needs to be encouraged among the employees, especially among the unorganized migrant construction workers.

### 17.3 Commercial

- ✓ Multiuse grounds to be provided for informal sectors.
- ✓ Community toilets to be provided near commercial area.
- ✓ Multiplex, Departmental Stores, Specialty Stores, Factory Outlets, Supermarkets, Convenience Stores and Multi Brand Outlets (MBOs) to be proposed.
- ✓ Private parking lots/ Multi-level parking in commercial areas to be proposed.
- ✓ Suitable sites around/ near the congested commercial area to be located for parking.
- ✓ Up-gradation of existing Dhabas with proper hygiene, seating, light and meal facilities.
- ✓ Norms for the provision of storage facilities, auction platforms and solid waste disposal does not exist, thus resulting in poor functioning of the markets in Special Area. There is a need for such norms for the improvement of wholesale trade in Trilokpur Special Area.

### 17.4 Industrial

- ✓ Buffers will be provided for industrial areas/ estates. Plantation of Neem etc. trees around works as air purifier.
- ✓ Recycling and Ecofriendly industries will be promoted.
- ✓ Waste minimization policy will be promoted.
- ✓ Industrial housing to be provided for improving standard of life of industrial workers/ laborer's.
- ✓ Fire station to come up soon as announced by the Honorable Chief Minister of H.P. in year 2009. Fire departments/ authorities to be well equipped with the latest technology and machinery required to fight against any kind of fire especially in industrial buildings.
- ✓ Street lights – solar or electric at appropriate distance to be provided in industrial areas.
- ✓ Proposal to establish Common Effluent Treatment Plant to treat industrial waste.

### 17.4.1 Proposals Identifying Industrial Key Issues

With a view to rationalize the growth and development of industries in Trilokpur Special area, thus provide a supportive and enabling environment which would attract higher investment, generate more employment and improve productivity of the industrial units, following key issues related proposals have been identified:

- ✓ Large scale planned industrial development needs to be taken up to provide for existing shortfall and future land requirement of the industrial units.
- ✓ The infrastructure and services within the existing focal points needs to be upgraded in order to improve the environment and productivity of the existing units.
- ✓ Open spaces provided within the industrial focal point should be developed/ landscaped. Large scale plantation of trees should be taken up along the road berms and the open spaces.
- ✓ Approach to the existing industrial focal points needs to be appropriately upgraded to facilitate the movement of traffic within and outside these units.
- ✓ All polluting industries should be located and segregated from the residential areas by creating appropriate green buffer.
- ✓ All polluting industries should be provided with Effluent Treatment Plants in order to treat the toxic industrial waste. The treated industrial waste should be recycled to be used by the industrial units in order to minimize pollution of the ground water or surface water sources.

### 17.5 Traffic and Transportation

- ✓ The right of way to be increased for those types of road which have high volume count ratio based upon traffic volume survey studies.
- ✓ Bus stand proposed at Trilokpur near Mata Bala Sundri Temple.
- ✓ Two truck terminals proposed, one at Kheri on Kala-Amb - Trilokpur road and another one at Rampur Jattan. Proposal of providing taxi stand near site along bus stand in Trilokpur.
- ✓ Locating parking spaces for light vehicles in Special Area on available government land.
- ✓ Street lights proposed along roads in staggered way in proposed residential and industrial areas. The proposal of providing solar street lights may also be encouraged.
- ✓ Locational and informatory sign boards to be placed at road sides in Special Area.

### 17.6 Tourism

In order to promote sustainable tourism in the region, potential of the sites have been studied and schemes like Heritage Hotels, Eco- Tourism, fairs and festivals, development of wayside amenities, safety and security in all important tourist centres, signages etc are proposed.

- ✓ Proposals for development of 51.4 Hectare of Tourism land in Suketi near Fossil Park may include- Amusement park, Zoological Park, Botanical Park/ Herbal Garden, Thematic Parks, Farm tourism or Eco-industrial Park research.



- ✓ Beautification along banks of river Markanda. Bio-remedial for cleaning water bodies and converting them into scenic spots.
  - Food Court/ Cafeteria and Floating Restaurant, along the banks of river Markanda
  - Development and extension of Ghats with facilities like Boating and Water Cruise
  - Jogging Tracks along river Markanda
  - Artificial Waterfalls/ Fountains and Water Screen Show
- ✓ Proposal of Trilokpur to designated as Religious-cum-Recreational Hub by 2031. The proposed activities in Trilokpur- Religious-cum-Recreational Hub shall include:
  - Temple Complex
  - Yoga and Meditation Centre
  - Garden of Five Senses/ Botanical Garden
  - Local markets/ Souvenir shops, PCO, ATM, Ambulance and Security systems

#### **17.7 Government and Semi-Government Offices/ Institutions**

- ✓ Proposal to establish a Sub-Tehsil.
- ✓ Proposal to establish a Sub-Judge Court in Trilokpur Special Area.
- ✓ Providing housing/ flats facilities for government employees.

#### **17.8 Schools / Educational Institutions**

- ✓ Additional one Senior Secondary schools (upto class 12) to be established by 2031.
- ✓ Providing access to secondary education with special focus on economically weaker sections of the society, educationally backward, girls and disabled children residing in rural areas and other marginalized categories like SC, ST, OBC and Educationally Backward Minorities (EBM).
- ✓ Scheme for establishing Medical Colleges and Technical Colleges.
- ✓ Technological advancement in the provisioning of social infrastructure through high speed broadband connectivity among institutes under National Knowledge Network (NKN), in existing all schools and other educational/ institutional campuses.

#### **17.9 Water Supply**

- ✓ To provide adequate infrastructure to fulfill the basic requirements of the people and hence covering all the un-served area.
- ✓ Proposal to provide one each additional tube well in Kala-Amb, Moginand & Nagal Saketi.

- ✓ Various schemes of Central and State Governments for creation of ponds, ground water recharge, surface water (canals, reservoirs), sprinkler/ drip irrigation, rain water harvesting, water shed development and pollution control such as National Afforestation Programme (MoEF), National project for repair, restoration and renovation of water bodies (MoWR), MGNREGA, Haryali (MoRD), JNNURM (MoUD, MoHUPA) etc have water recharge as one of the critical components.

#### **17.10 Sewerage Proposals**

- ✓ Sewerage Plan to be prepared for Trilokpur Special Area in consultation with the IPH Department and adequate amount of land to be allocated wherever possible in the Special Area for decentralized Sewage Treatment Plant, using appropriate Bio-technologies requiring less energy and land.
- ✓ Public-Private Partnership needs to be encouraged for construction, operation and maintenance work. The Development Authority or the State Government shall work out some incentives to develop this kind of model.
- ✓ State Government will prepare plans with the help of specialized agencies, experts and NGOs for laying of sewerage system in a sustainable manner. Low cost alternatives such as oxidation ponds, root zone technology and decentralized systems to be encouraged.
- ✓ Special Area should be encouraged to brand themselves as zero open defecation and zero manual scavenging areas based on incentives. DRDO designed Bio-toilets would be mandated in the small rural and urban villages under Integrated Low Cost Sanitation Scheme of Housing and Urban Poverty Alleviation (HUPA's) and TSC schemes so, that the households having no toilets is reduced drastically and service level benchmarks are achieved.
- ✓ An incentive system for utilising the sewage organic waste for organic agriculture and natural gas generation plant should be encouraged with scavengers and developed aesthetically for horticulture, floriculture and aquaculture.

#### **17.11 Solid Waste**

- ✓ There should be proper arrangement to collect solid waste through dumper collection.
- ✓ Community garbage bins to be provided by calculating the capacity of load of waste generated. Thus will initiate proper collection of solid waste. Material which can be recycled should be separated at first stage, for this provides red & green bins in community.
- ✓ Every locality/ revenue mohals needs to have a community dumping bin maximum within 200 meter distance from every house/ unit and which will be provided by the Panchayati Raj Institution / Special Area Development Authority at some convenient place. Implementation of the provision of locating such bins should be enforced rigorously.
- ✓ For areas/ places which cannot be covered by the Development Authority for primary collection, the private sector involvement will be encouraged. The collection charges to be kept at minimum possible level, heavy penalty to be imposed for non-compliance. The duration of primary collection needs to be prefixed and strictly adhered to by both the Panchayati Raj Institution /Development Authority as well as the designated private sectors.
- ✓ There is a need to locate and acquire new land for dumping and disposing solid waste. Land should be located away from residential area for solid waste disposal since public does not

accept processing plant/ landfill sites near their residence. The processing plant/ landfill site to be properly designed and scientific method to be used in dumping sites, as open dumping land fill system creates environmental problems.

- ✓ The land fill dumping site should be well landscaped and bounded or fenced, thus, keep away from reach of stray animals. A sufficient green buffer to be provided around the dumping sites. The landscaping/ plantation of these green buffers to be carried out in such a way so as to minimize the environment hazard of any kind due to these dumping sites. The width of buffer zone shall be decided on the basis of environment impact assessment of each site.
- ✓ The large quantity of biodegradable solid waste can be converted to organic manure for farmers which in turn can also be a source of revenue for area authority. The putrecible organic fraction decomposes and releases methane which can be used for different purposes. The Ministry of Non-Conventional Energy Sources is promoting setting up of Waste-to-Energy projects in the country through two schemes namely:
  - National Programme on Energy Recovery from Urban and Industrial Wastes and
  - UNDP (United Nations Development Programs)/ GEF (Global Environment Facility) assisted Project on Development of High Rate Bio-methanation Processes as a means of Reducing Green House Gases Emission.

### 17.12 Telecommunication Services

In order to improve the telecom facilities and meet the emerging challenges, following strategies have been proposed by the Development Plan 2031 for Trilokpur Special Area:

- ✓ Service providers (private sector and BSNL) to have a common interlinked system of basic services i.e. to bring the Sub-regions under a single telecom circle and should be encouraged to supplement the efforts of DoT in achieving the goals.
- ✓ States Government/ Gram Panchayat to provide land, building and other facilities to the telecom service providers for setting up of National Optic Fibre Network (NOFN), telephone exchanges, cellular towers and other installations.
- ✓ Provide high-speed data and multimedia capability using technologies including ISDN to all the industrial areas in Trilokpur Special Area.
- ✓ All the villages in the Trilokpur Special Area should be covered with telecom facilities. Telecommunication services in rural areas would be made more affordable by providing suitable tariff structure and making rural communications mandatory for all fixed service providers.
- ✓ DoT should promote tele-conferencing, net-meeting, internet protocol telephone, wireless LAN services etc. within the Trilokpur Special Area. The technologies such as General Packet Radio System (GPRS); Blue Tooth Technology; Architecture for Voice, Video and Integrated Data Technology (AVVID), etc. should also be promoted.
- ✓ Reliable medium should be provided through adequate band-width, convergence of technology for voice, data and video, and connectivity through OFC up to the last mile. The

rural exchanges should be synchronized to enable data transmission in a time bound program.

- ✓ Integration of the telecommunication service network with power distribution network should be explored wherever it is technically feasible and commercially viable.
- ✓ Additional proposals based on local assessment of requirements and consultation with stakeholders at the sub-regional level to be prepared. These proposals will be implemented through State Government department/ agencies.

### 17.13 Power Services

Based on the above analysis and keeping in view the perennial problem of power, the following objectives and proposals of power sector emerged:

- ✓ Existing transmission and distribution system should be strengthened through 33 KVA Sub-stations.
- ✓ New methodologies like smart grid should be adopted for energy conservation.
- ✓ State would commit resources along with the help of public private partnership for construction of power generation plants based on new technologies to meet the current shortfalls and projected demand of the area. Private sector power generation plants should also be facilitated by the State Government.
- ✓ Renewable energy especially solar energy, through Photo Voltaic(PV) cells using the free space on roof tops, canals, or through Concentrated Solar Thermal (CST) to be used to cut down the low demand on the grid, thus saving on T&D infrastructure and high cost of peak power from the grid.
- ✓ Efforts should be made to strengthen the existing transmission and distribution system and reduce T&C losses to less than 10%. Progressively, sub-stations based on GIS technologies need to be encouraged by the State Government as they require much lesser space.
- ✓ The effort to be made to convert high power transmission lines into underground lines using road sides of existing road network in Trilokpur Special Area.
- ✓ A special cell would be created having powers to check distribution of electricity in relation to revenue collection. This cell should identify the areas of power thefts which would be made available for public viewing also through internet or any other suitable means.
- ✓ Automatic meter reading to be introduced for all distribution transformers to track how much loss occurred in each area served by a transformer and to introduce accountability.
- ✓ To carry out GIS mapping of the distribution system to facilitate power audit and improve customer service.
- ✓ Government guideline regarding use of solar passive architecture and green buildings with initial focus on Government buildings needs to be implemented rigorously by local authorities and efforts should be made in Trilokpur Special Area for solar/ LED/ High Pressure Sodium Vapour (HPSV based street lighting). An Action Plan should be prepared by the concerned departments regarding use of solar passive architecture in the buildings and adoption of Energy Conservation Building Code (ECBC).

- ✓ Sufficient budgetary provisions should be made by the State Government for installation of solar energy equipment's for meeting the targets of the Functional Plan for Power.

#### **17.14 Parks and Open Spaces**

- ✓ To provide neighbor-hood parks and tot lots in proposed residential area.
- ✓ Well bounded landscaped open area proposed for festival and fairs / mela grounds.
- ✓ Green buffer will be provided along river/ nallah of 50 mts both sides.
- ✓ To create boulevards in proposed residential and industrial areas/ estates, thus will enhance urban fabrics.
- ✓ Trees to be planted in parking areas of tourist spots, mainly near Mata Bala Sundri Temple, where after parking vehicles tourists/ visitors can enjoy the urban scape of boulevards which are proposed to be created along pedestrian tourist circuit.

#### **17.15 Water Bodies - Rivers and Nallahs**

- ✓ It is proposed to preserve water bodies i.e. river Markanda through regular de-siltation, afforestation on the boundaries and removal of encroachments.
- ✓ The construction activities in the vicinity of these water bodies will be prohibited so as to keep the catchment areas of these water bodies clear for natural flow of water. In addition, similar to compensatory afforestation, compensatory water bodies construction should also be implemented.

#### **17.16 Forests**

- ✓ It is important that the data pertaining to forest of the Forest Department and Revenue Department are reconciled for effective afforestation plans. Encroachment, deforestation etc. in forest areas can also be monitored through satellite imagery which needs to be reconciled with the other two sources of data.
- ✓ Restoration of degraded forest should also happen. Managing forests should be totally decentralized and Joint Forest Committees should be formed in each village.
- ✓ Ban of Green Felling should be properly reviewed. Silvi culture practices should be followed.
- ✓ Service canters should be developed to gate the impact of settlements inside forest.

#### **17.17 Agriculture**

- ✓ The fertile agriculture land has to be preserved and a mechanism has to be developed to control its diversion for non-agriculture purpose.

- ✓ The settlements expansion policy should therefore be to optimize the use of unused and under-utilized urbanizable area within the existing controlled areas and only upon the saturation of this urbanizable area at high density upto the controlled area, the latter should be extended in a phased manner so as to utilize minimum prime agricultural land.
- ✓ No allottees / owners of residential or commercial plots should be allowed to keep their plots vacant for more than 2 years subject to extension for a limited period only with heavy deterrent penalties. This will restrain speculative investments and give a true and fair picture of land requirement. Restrictions on number of plots/ flats in a particular area should also be enforced.
- ✓ Small land holdings can be consolidated and incentives can be given to them. Adoption of cooperative or group farming in Special Area. A balanced use of organic nutrients, chemical fertilizers, bio-fertilizers and other agro chemicals will ensure sustainability.
- ✓ Development of irrigation facilities in area which currently is dependent on rainfed irrigation but has a potential in terms of watershed development.
- ✓ Rain-fed and dry-farming areas must have a surfeit of participatory watershed development projects for conservation of soil and water and development of natural resources. This must be accompanied by suitable changes in the cropping pattern under the common guidelines issued by the Ministries of Agriculture and Rural Development for the National Watershed Development Projects for Rainfed Areas.
- ✓ Watershed development projects to come up which includes constructions of check dams, percolation ponds and irrigation tanks followed by lift irrigation techniques etc.
- ✓ Agricultural market activities should be decentralized at farm or village so as to bring about an opportunity to locals with setting up of wholesale markets for sale of products.
- ✓ Up-gradation of adequate veterinary and infrastructure facilities in villages which deficit with services. Trilokpur Special Area shall have to be provided with adequate livestock infrastructure and proper management of grazing lands.

#### **17.18 Environment**

- ✓ All State and Central Government policies, rules and regulations regarding different aspects of environment (disposal of industrial effluents, smoke emitting industries, hazardous waste producing industries, vehicular pollution, city sewage/ drainage disposal, solid waste disposal etc.) to be monitored by HPPCB.
- ✓ It is proposed to prepare a landscape plan for plantation in all declared and notified roadside green belts, area under high tension lines, designated green belts and buffer zones.
- ✓ Time frame to be chalked out by RTO for conversion of all commercial vehicles such as auto and bus thus reducing traffic jams and congestion on roads.
- ✓ An Action Plan to be prepared for the restoration and preservation of all water bodies (river, natural ponds, lakes, natural drains and canals) in Trilokpur Special Area. This should be periodically verified by Tourism Department.

## CHAPTER-18

## PHASING, COSTING &amp; IMPLEMENTATION

## 18.1 Overview

The Development Plan for Trilokpur Special Area contains the provisions of projected population of 18,052 people by the end of the year 2031. The total area covered in Special Area is 2596 hectares. The 1835.98 hectares of land has been covered under agriculture, forests and nadi/nalhas. Due to acute shortage of funds with the Government for acquisition of land for public purpose, thus, it is a great challenge to the administration to ensure sustainable integrated development pattern. However, efforts are being suggested for implementation of proposals envisaged in Development Plan for Trilokpur- Special Area to achieve the objectives. Special Area Development Authority and Gram Panchayats are proposed to undertake the various proposals in the phased manner. It is also proposed to involve a *Public Participation* approach and also approach *Corporate Social Responsibility Groups* for development of works to be undertaken.

For implementation of Development Plan, services and serviced land have necessarily to be developed in view of planning provision to channelize the growth of Special Area as per Development Plan. In implementation of this development plan, Gram Panchayat and Industry Department are proposed to play an instrumental role.

## 18.2 Phasing

The Development Plan is a regulatory instrument to guide the development through twenty years. It is not possible to foresee the entire scenario with reference to financial repeat which will emerge for a long period. Therefore, it is considered to be a long term perspective policy document which must be reviewed after every five years to incorporate all the changes on priority. Thus the priorities are to be detailed through short term- Interim Development Plans.

- **Phase I:** The existing industrial areas/ estates should include industrial housing, proper accessibility, water and sewerage treatment plants, common effluent treatment plants, sheds, street lights, warehouses, fire station, power reforms etc. Industrial uses which require immediate development keeping in view socio-economic and physical requirements, priorities are accordingly envisaged.
- **Phase II:** Laying of sewage and water supply lines, develop new residential and commercial areas, new planned colonies/ residences, employees rental housing, houses for economically weaker section (EWS group), developing departmental stores, specialty stores, factory outlets, supermarkets, convenience stores and multi brand outlets (MBOs).

Develop new terminals, roads and bridges. These include one bus terminal and two truck terminals along with broadening of roads, providing parking spaces and where necessary constructing multi-story parking for private and light vehicles.

- **Phase III:** Developing bus bays and bus shelters, commercial whole sale, retail and community shops, identifying and providing spaces for planned informal shops/ rehries. Develop community/ public toilets, landscaping of parks, government and private institutions. Cleaning and beautification of river Markanda and identify and develop tourists spots.

### 18.3 Costing

To create and develop service land catering to the perspective envisaged population by year 2031, is the first priority of the Development Plan. Cost of development of land with provision of services like roads, water supply, drainage, sewerage, electricity etc. is higher in hilly terrain as that of Trilokpur Special Area as compared to other areas of plains. Considerable areas are considered un-developable because of number of rivulets/choes owing to its location in the foothills, Out of total area, 817.17 hectare area is proposed to be developed for various landuses, viz, for which phasing and costing is to be worked out in detailed project reports (DPR's).

### 18.4 Financing

Trilokpur Special Area being a potential industrial area, financing of plan is required to be geared up by the Trilokpur- Special Area Development Authority, by raising resources from the betterment levies on development pursuits. Various resource generation measures are done by in-accordance with Statutory Provisions/ Regulatory Mechanism and by funding through Centrally-State sponsored schemes and programs.

#### 18.4.1 In accordance with Statutory Provisions and Regulatory Mechanism are as under:

- ✓ Landuse Conversion Charges (CLU)
- ✓ Development charges and Betterment Levies
- ✓ Layout, Sub-Division and Building Operation Fees
- ✓ Building Regularization Fees
- ✓ Building Use Regularization Fees
- ✓ Un-authorized change of building/use of land penalties.

Development funds shall be maintained by the *Trilokpur- Special Area Development Authority* (SADA) and the same revolved and utilized for infrastructural provisions, landscaping and beautification of the area. Economically weaker sections of the society shall not be charged for basic amenities.

### 18.5 Implementation

As per provisions of the H.P. Town & Country Planning Act, 1977, the plan shall be implemented by the Special Area Development Authority Trilokpur, Gram Panchyats. However, overall control on implementation of proposals of Development Plan in terms of land use, zoning and sub division regulations shall vest with the Chairman- Special Area Development Authority, cum D.C. Sirmour.

To assess achievements and to amend the Development Plan, according to the changing needs to accommodate the changes of the previous phase, covering the requirements of unforeseen factors, it is proposed to review the Development Plan after completion of every five year.



**CHAPTER – 19****BUILDING BY LAWS& REGULATIONS****19.1 Residential Use****Table 19.1: Residential Building Regulations:**

S. No.	Description & Type of Residence	Minimum Plot Area (Sq. m.)	Minimum Set Back (in Meter)				Max. FAR	Max. Height (Meter)
			Front	Sides		Rear		
1.	Row Housing	120 - 200	3.00	-	-	2.00	2.00	21.00
2.	Semi-Detached	201 - 300	3.00	2.50	-	2.00	2.00	21.00
3.	Detached House	Above 300	3.00	2.50	2.00	2.00	2.00	21.00

**19.1.1 Specific Building Regulation for Residential Use:**

1. Front set-back to be kept as 3.00 meters and rear set-back as 2.00 meters, as mandatory regulation for all residential buildings. Thus, will maintain regularity in plots and similar building line for all types of residential accommodations.
2. One parking floor shall be permitted (optional) in any of the residential building. Provision of porch shall be mandatory in row housing. A porch is an open or enclosed gallery or room attached within ground floor of building. It is an open enclosed space generally used for parking motor vehicles.
3. For plots having side set-backs of 2.50 meters or more, construction of garage up to 5.00 meter depth in ground floor shall be permitted touching rear boundary of the plot, provided that total coverage / set-backs remains within the maximum permissible limit and no opening is left on the sides of the adjoining plots.
4. The minimum size of plot ordinarily permissible is 120 Sq.m. However, in exceptional circumstances, considering economic/ site conditions, minimum size regulation of 75.00 Sq.m can be considered, but not below 75.00 Sq.m. in any case be created in the shape of row housing provided front and rear set-back as are fulfilled. Also, relaxation shall be applicable to housing and development projects of Govt. agencies or private developers.

**Table No.19.2: Permissible Area Standard/Norms for Different Parts of Building:**

S.No	Part of Building	Description	Regulation
1.	Habitable room	Minimum floor area	9.50 Sq. m.
		Minimum width	2.40 m.
2.	Kitchen	Minimum floor area	4.50 Sq. m.
		Minimum width	1.80 m.

3.	Bath Room	Minimum floor area	1.80 Sq. m.
		Minimum width	0.90 m.
4.	Water Closet	Minimum floor area	1.10 Sq. m.
		Minimum width	1.20 m.
5.	Toilet	Minimum floor area	2.30 Sq. m.
		Minimum width	1.20 m.
6.	Minimum corridor width	For residential use	1.00 Sq. m.
		For other uses	1.20 m.
7.	Minimum stair case width	For residential use	1.00 m.
		For other uses	As provided in the N.B.C.
8.	Minimum width of Treads	For residential use	25 cm.
		For other uses	30 cm.
9.	Maximum height of Riser	For residential use	19 cm.
		For other uses	15 cm.
10.	Spiral stair case	In commercial building, provision of additional fire escape spiral stair case of minimum 1.50 m. diameter with minimum 25 cm. treads and maximum 15 cm. riser shall be provided.	
11.	Openings	For sufficient air, light and ventilation, the windows and ventilators shall be provided on each floor with minimum area equivalent to 1/6 <sup>th</sup> of that floor area.	
12.	Balcony	1.00 m. wide balcony completely open at two sides with restriction of length upto 50% of building frontage shall be allowed where minimum front set back of 3.00 m. is left.	

## 19.2 Commercial Use

**Table 19.3: Shops / Showrooms / Shop-cum-Offices (SCO's):**

S. No.	Description & Type of Shops	Minimum Plot Area (Sq. m.)	Minimum Set Back				Max. Floors	Max. Coverage	Max. Height (Meter)
			F	Side		R			
1.	Booth's	12 – 30	2.50	Nil	Nil	Nil	1	-	5.00
2.	Small Shop	31 – 60	2.50	Nil	Nil	Nil	2	-	10.00
3.	Medium Shop	61 – 90	2.50	Nil	Nil	1.5	3	-	15.00
4.	Large Shop / SCO's	91 – 150	3.00	Nil	Nil	2.00	3 + 1P	-	21.00

**Table 19.4: Other Commercial Buildings:**

S. No.	Description & Type of Shops	Minimum Plot Area (Sq. m.)	Minimum Set Back				Max. FAR	Max. Coverage	Max. Height (Meter)
			F	Side		R			
1.	Supermarket/ Shopping Complex etc.	150 – 250	3.00	2.50	2.50	2.00	2.00	65 %	21.00
2.	Guest House	250 – 500	3.00	2.50	2.50	2.00	2.00	65 %	21.00
3.	Hotel / Club	501– 1500	5.00	4.00	4.00	3.00	1.75	60 %	21.00
4.	Hotel / Club / Resort etc.	1501– 5000	7.50	5.00	5.00	4.00	1.70	55 %	21.00
5.	Multiplex / Hotel / Club / Resort etc.	Above 5000	15.0	7.00	7.00	7.00	1.50	50 %	21.00

**19.2.1 Specific Building Regulations for Commercial Use:**

1. Minimum buildable width for booths shall be 2.50meter and for small category shops be 3.50 meter. However, the minimum buildable width for medium/ large shops and other commercial buildings shall be 5.00 meter.
2. The underground basement floor shall only be permitted for plot area not less below 500 Sq.m. This underground basement shall only be used for parking motor vehicle purpose.

**19.3 Industrial Use****Table 19.5: Industrial Regulations:**

S. No.	Description & Type of Industry	Minimum Plot Area (Sq. m.)	Min. Set Back (Meter)				Max. FAR	Max. Coverage	Max. Height (Meter)
			F	Sides		R			
1.	Small Scale Industry	250 – 500	3.00	2.00	2.00	2.00	1.75	65 %	15.00
2.	Service Light Scale Industry	501 -1000	5.00	2.00	2.00	3.00	1.50	60 %	15.00
3.	Medium Scale Industry	1001 – 5000	10.0	5.00	5.00	5.00	1.25	55 %	20.00
4.	Large Scale Industry	Above 5001	15.0	7.50	7.50	7.50	1.00	50 %	20.00

**19.3.1 Specific Building Regulations for Industrial Use:**

1. The layout and design of industrial area, if any, shall be as per requirement of the Industry and shall be got approved from the office of Town and Country Planning.
2. The minimum size of plot ordinarily permissible is 250 Sq.m. However, in exceptional circumstances, considering economic/ site conditions, minimum size regulation of 220.00 Sq.m can be considered, but not below 220.00 Sq.m. in any case shall be created provided minimum set-backs of all the sides are fulfilled. Minimum buildable width of Industrial building shall be 5.00 meter.
3. Minimum width of path/ road abutting industrial plots shall be 7.00 meter. (05 meter carriage way + 01 meter shoulder both sides of carriageway).
4. Minimum floor/ storey height of industrial building shall be 3.00 meter and sloping roof height shall be in accordance with volume of the structure. In case of roof trusses, height of building should be adjusted /relaxed accordingly.
5. Maximum height of industrial shed/ building shall be 20.00 meter or depending upon the nature of requirements of particular industry. In case of roof trusses the height of shed/building may be adjusted or relaxed accordingly.
6. In case of pharmaceutical units, service floor shall be permissible as per requirements of G.M.P (Goods Manufacturing Practice). Such a floor shall be used exclusively for service ducts, plumbing, and mechanical pipes etc. Such a floor shall generally not exceed 3.00 meter in height and shall not be used for any storage or actual manufacturing activity. It shall be exempt from Floor Area Ratio (FAR), provided it is only used for utilities and services but not in any case for production.
7. Under-ground water tank, well, tube well and pump-room as specifically approved by the appropriate authority shall be permitted in setbacks of a plot, provided that such elements keep the conformable circulation in case of emergency.
8. In industrial shed/building, the transformer room, sub-station and meter room as per norms of electricity board shall be permitted in the setbacks, However adequate clearance shall be maintained between the building and the electrical installation so that fire tender could easily move in. In no case shall a transformer be installed in the public street/road outside the premises of an industrial unit.
9. A cellar as per requirements of these regulations and shall NOT be counted towards Floor Area Ratio (FAR). However, fee shall be chargeable for all built-up area whether countable for Floor Area Ratio (FAR) or not.
10. Construction of ***security room, first aid room, retiring rooms*** and ***toilets*** shall be permitted in the front set back adjoining the entrance gate subject to the following conditions:
  - a) Such activities shall not obstruct the movement of fire tender within the setback.
  - b) Only one security room 2.00 meter X 2.00 meter shall be permissible in industrial plots upto 1000 Sq.m.
  - c) Only area upto 30.00 Sq.m. with maximum height of 3.00 meter from ground level shall be permitted in industrial plots above 5000 Sq.m.

d) No first floor shall be permitted over such a construction.

e) If required, to the satisfaction of competent authority, additional materials gate shall be allowed. However the security cabin for such gates shall not be free from F.A.R. calculations.

#### 19.4 Public and Semi Public Use

**Table 19.6: Public and Semi Public Use Building Regulations:**

S. No.	Description & Type of Building	Minimum Plot Area (Sq. m.)	Minimum Set Back				Max. FAR	Max. Coverage	Max. Height (Meter)
			F	Sides		R			
1.	Public and	250 – 500	3.00	2.00	2.00	2.00	2.00	50 %	21.00
	Semi	501 – 1000	5.00	2.00	2.00	3.00	1.75	40 %	21.00
	Public Use	1001-5000	5.00	5.00	5.00	5.00	1.50	35 %	21.00
	Buildings	Above 5001	10.0	7.50	7.50	7.50	1.50	30 %	21.00

**\*Note:**

- Public and Semi-Public use also include all *Private Clinics, Hospitals and Nursing-homes; Private Schools, Collage's, Universities and other Educational or Medical Institutes; Religious buildings and Recreational institutions; Dharamshala's and Community centers; Library and Police station etc.*

#### 19.5 New Commercial Scheme

**Table No.19.7: Land Use Distribution for New Commercial Scheme:**

S.No.	Commercial Scheme Area Distribution	Percentage to Total Area
1.	Area under Commercial Shops / Booths	45 – 55 %
2.	Area reserved for Other Commercial Buildings	05 – 10 %
3.	Tot lots / Parks and Open Spaces	05 – 10 %
4.	Road OR Pedestrian Paths	10 – 20 %
5.	Area reserved for Open Parking	10 – 15 %
	<b>Total</b>	<b>100 %</b>

**\*Note:**

*In case of Sub Division of New Commercial Scheme, norms regarding minimum plot area and set-backs shall be as prescribed regulations in Chapter-19.2 in Development Plan of Trilokpur Special Area, 2031.*

**19.5.1 Specific Building Regulations for Purely New Commercial Scheme:**

1. In New Commercial Scheme or proposed Commercial Hub, the total area under Commercial Shops, Showrooms, Shops-cum-Offices (SCO□s) shall maximum be up to 55 % of total scheme area.
2. Minimum area reserved for booths shall be 5 % of the total Commercial Shops proposed in scheme area. Booths shall include / provide service like vegetable, shoe repair, dry cleaning, tailor, barber, tea stall, mobile recharge and mobile repair, general merchandise etc. shall be mandatory.
3. Access to Commercial Plots in schemes proposals shall NOT be less than 5.00 meter.
4. Open parking provision as common parking @ 10% of the total scheme area shall be made within the scheme area.
5. However in case of Other Commercial Buildings, space as per requirement for parking is available over and above the set-backs, then the condition of open common parking shall not be insisted for Guest Houses, Hotels, Resorts and Clubs with respect it fulfills car parking space at least equivalent to the half of the number of suits proposed within.
6. Buildings below than 15.00 meter in height, provision for a lift shall be optional. However, if building height exceeds more than 15.00 meter, provision of lift shall be mandatory requirement. The Promoter has to make provision of power back up for the lift and general lighting within and outside the building at his own cost.
7. Maximum number of storey for Hotel use shall be as per prescribed building bylaws regulations in Chapter-19.2 for Commercial Use. However, permissible maximum height of building in any case shall not exceed more than 21.00 meter.
8. Provision of underground basement in hotels/ clubs or Other Commercial Buildings as prescribed shall only be allowed for parking motor vehicles purpose only until the minimum defined plot area of such shall not be less than 500 Sq.m with closed boundary wall. Underground basement of only one floor shall be permitted for parking use in such other commercial buildings. Floor height relaxation of underground basement maximum to 3.50 meter in plots area above 500 meters with separate entry and exit.
9. Arcade in case of Commercial Shops shall not be compulsory to provide. However, arcade NOT more than 2.50 meter width for shops in new commercial schemes.
10. Arrangement for Rain Water Harvesting Tank shall be compulsory. However, Common RWHT can be permitted for total Commercial Shops in scheme area. This harvested rain water can thus be used for gardening/ landscaping tot-lots/ parks and open area proposed in commercial scheme.
11. Fire extinguisher shall be mandatory and compulsory for safety purposes. However, Fire Hydrants along path/ road can thus be proposed for common high safety purposes.
12. Multilevel parking floors can be allowed in New Commercial Scheme, if feasible.
13. Conversion of proposed commercial buildings into hotels and resorts etc. shall be permitted only if these fulfill the regulations for the same as prescribed in Chapter-19.2 of Development Plan of Trilokpur Special Area.

**19.6 Development of Apartment in a Colony:****Table No.19.8: Land Use Distribution of Apartments in a Colony:**

S.No.	Land Use	Percentage to Total Area
1.	Residential Apartments	45 – 50 %
2.	Commercial	02 – 05 %
3.	Public and Semi- Public	05 – 10 %
4.	Traffic and Transportation	15 – 25 %
5.	Parks and Open Spaces	10 – 15 %
	<b>Total</b>	<b>100</b>

**\*Note:**

- *In case of New Sub Division of Plots or in case for proposed Apartments in a Colony i.e. Residential, Commercial and Public/ Semi Public or Industrial plots; norms regarding minimum plot area and set-backs shall be as prescribed regulations above in Chapter-19.1 to 19.4, of Development Plan of Trilokpur Special Area, 2031.*

**19.6.1 Regulations for Development of Apartments and Colonies**

The cases for permission of Apartments shall be considered in the form of complexes and not on ribbon development pattern along Highways/Major Roads. The site may be selected in such area which is going to be proposed for Residential Use and the same is not having non-conforming uses like obnoxious uses, industrial and dumping ground etc. in its vicinity.

**1. Distance from Roads:** Distance of structures from roads shall have to be as under:

- National/ State Highways/ HP-PWD's Scheduled Roads and Bye-passes = 15.00 M
- Other District Roads = 10.00 Meter; and Other Roads = 6.00 Meter.

**2. Under Commercial Use:** Convenient shops @ of one shop per 150 persons shall have to be provided. These will include service shops like vegetable, shoe repair, dry cleaning, tailor, barber, general merchandise etc. The purpose of these shops should clearly be mentioned in the Plan and should be accordingly allotted after completion.**3. In case Public and semi-Public:** Amenities like schools, health Centre's etc. are available in the vicinity and the same are adequate to cater for the requirements of inhabitants, detail thereof shall have to be mentioned in the Plan. However, provision of toilets and urinals @ two toilets, one for ladies and one for gents, per 1000 persons and provision for Kindergarten/ tot-lots etc. shall have to be made in every Scheme..**4. Means of Access:** The minimum access/approach from main road to the project site for construction of colony or apartments with a population of 1000 persons shall not be less than 6.00 meter (5.00 meter Carriage way + 0.50 meter Shoulder both sides of carriage way) and for population above 1000 persons shall not be less than 6.00 meter. Width and length of means of internal access for Colonies of more than 1000 persons shall be:

**Table No.19.9: Access for Colonies in Special Area:**

S.No.	Width (in Metre)	Length upto (in Metre)
1.	6.00	250
2.	7.50	400
3.	9.00	1000
4.	12.00	Above 1000

5. **Parking Provision:** Parking provision shall have to be provided @ one vehicle i.e. 18.00 Sq.m area per 100 Sq.m floor area. Maximum height of parking floor shall be 3.50 metre including the depth of beam below the ceiling of the slab.
6. **Maximum Floor Area Ratio (FAR)**
  - 1) Maximum permissible FAR shall be 2.00. However, the maximum FAR with respect to Apartments shall be 1.75. The rest 0.25 FAR shall, however be meant for Public and Semi-Public and Commercial purposes in view of the requirements of locality as well as surrounding areas.
  - 2) In case of a Colony where independent Plots, Apartments and Cottages are proposed to be developed and constructed, the calculation of FAR shall be as under:
    - **For independent Plots:** The FAR shall be calculated for whole of the Plot area.
    - **For Apartments:** The FAR shall be calculated for the built up area available after leaving prescribed Set Backs.
7. **For Cottages:** The FAR shall be calculated for whole of the land over which cottages are proposed to be constructed.
8. **Floor Height and Maximum Height of Building:** The minimum floor height of Apartments may vary from 3.00 Metres to 3.50 meter. However, the overall height of the building shall not exceed 21.00 meter in the State.
9. **Block to Block Distance:** The Block to Block distance shall be 1/3rd of average height of Blocks subject to minimum of 5.00 meter.
10. **Structural Stability:** The Structural Stability provisions including Soil Investigation Report have to be strictly adhered as enshrined under section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014. Monitoring of the same shall have to be ensured at each floor level and Completion Certificate in this regard shall be furnished to the Director, Town and Country Planning Department, Himachal Pradesh, Shimla.



- 11. Parks and Open Spaces:** Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the blocks, proper landscaping of the Apartment area in accordance with the design shall be ensured by the Promoter.

**12. Environment and Health:**

- 1) In view of Notification No. S.O. 801 (E) dated 7.7.2004 of the Ministry of Environment and Forests, Government of India, New Delhi and accordingly further directions of the State Government circulated vide letter No. STE-A (3)-11/2003 dated 28.3.2005, in case of population more than 1000 persons or discharging sewage more than 50 Kilo Liter per Day (KLD) or above or with an investment of Rs. 50 Crore or above, the Promoter has to ensure the Environmental Clearance from the Government of India, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board.
- 2) Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least 3 hours sun may be available for each flat during winters. Kitchen and services shall have to be provided along the external walls. However, if the Water Closets (WCs) and bath rooms are not opening on to front, side, rear and interior open spaces, these shall open on to the ventilation shaft. The minimum size of which shall be as under:

**Table No.19.10: Size of Ventilation Shaft:**

S.No.	Height of Buildings (in Metre)	Size of Ventilation Shaft	Minimum dimension of Ventilation Shaft
1.	Upto 10.00	1.20 Sq.m	0.90 M
2.	Upto 12.00	2.80 Sq.m	1.20 M
3.	Upto 18.00	4.00 Sq.m	1.50 M
4.	Upto 21.00	5.40Sq.m	1.80M

**13. Safety Measures**

- a) The provision of stair cases shall be as per clause 8.6.2 of Part-IV of National Building Code of India i.e. minimum of 2 stair cases for floor area of more than 500 Sq.m. At least one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M i.e. 1.50 M in one flight.
- b) Buildings below than 15.00 meter in height, provision for a lift shall be optional. However, if building height exceeds more than 15.00 meter, provision of lift shall be mandatory requirement. The Promoter has to make provision of power back up for the lift and general lighting within and outside the building at his own cost.

#### 14. Potable Water Supply and Rain Water Harvesting

- a) No Objection Certificate (NOC) from the Himachal Pradesh Irrigation and Public Health Department (HPI & PH), regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
  - b) Adequate provision for rain water harvesting structure @ 20 liter per Sq.m of the roof top area shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.
- 15. Existing Trees and Plantation:** No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree. The Promoter shall ensure plantation of trees at least equivalent to the anticipated population of the area and the same shall have to be monitored by the Director, Town and Country Planning Department, HP, Shimla. Local varieties of trees with exotic impact and attraction shall have to be planted..
- 16. Distance from Natural Drainage:** Distance from the Highest Flood Level (HFL) along Rivers shall be 25.00 meters and distance from Khuds and Nallahs shall be 05.00 meters. In other areas, no construction shall be allowed in parcel of land prone to floods.
- 17. Distance from Electric Lines:** Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.
- 18. Assessment of Power Requirement:** In case, power assessment exceeds 50 KW, proper space for installation of electricity Transformer is required to be provided in the layout plan and provision has to be made for coming 11 KV line. The proposed space is to be got verified from the concerned Officer of the Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) and accordingly No Objection Certificate (NOC) along with verification at site shall have to be furnished.
- 19. Reservation for EWS, LIG of Society and Bonafide Himachalis:** The promoter shall have to ensure the reservation for Economical Weaker Section (EWS), Low Income Group (LIG) of the society and Bonafide Himachalis as prescribed in the *Himachal Pradesh Town and Country Planning Rules or Act ibid.*
- 20. Development of Infrastructure and its Maintenance:** The Promoter shall construct roads, drains, lay electricity lines, sewerage and make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on sides of the road and the same have to be ascertained by the Director, *Town and Country Planning Department, Himachal Pradesh, Shimla* during the course of development at site. The Promoter has to provide street light poles, each at a distance of 30.00 M on either side of the roads. The provision of community water reservoir has to be made in the Scheme. All the infrastructural services shall be maintained till such time that a Society is formed and got registered by the residents of the Scheme or Municipal Corporation / Council / Nagar Panchayat or SADA undertakes the maintenance pursuits of the area.

- 21. Control on Registration of Apartments and release of service connections:** The Sub-Registrar shall not register sale deed of a Flat/ Apartment which has been constructed in violation of an approved plan. Similarly, the *Himachal Pradesh State Electricity Board Limited* as well as *Himachal Pradesh Irrigation and Public Health Department* shall not release any service connection without obtaining No Objection Certificate (NOC) of the Director, *Town and Country Planning Department*, Himachal Pradesh, Shimla under provision of section 83-A of the H.P. Town and Country Planning Act, 1977.
- 22. Supervision:** The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with minimum 3 years experience in Structural Engineering and the Town Planner shall be competent for supervision of development of land as per provisions of the National Building Code of India, 2005.

## 19.7 For New Sub Division of Land/Plots for Residential Use

**Table No. 19.11: Sub-Divisions Regulation of Land, falling Not under Apartments/ Colony:**

S. No.	Description	Unit / Area
1.	Minimum width of vehicular access, if number of plots is above 08.	07.00 Meter. (05.00 meter carriage way + 1.00 meter shoulder on both sides of carriage way; for future road expansion.)
2.	Minimum width of pedestrian links/ path to smaller cluster of plots upto 08 plots or not exceeding 08 plots in number.	06.00 Meter. (05.00 meter carriage way + 0.50 meter shoulder on both sides of carriage way; for future road expansion.)
3.	Minimum width of pedestrian links to smaller cluster of plots not exceeding 05 plots in number.	05.00 Meter. (04.00 meter carriage way + 0.50 meter shoulder on both sides of carriage way; for future road expansion.)
4.	Minimum area for open/green space for the scheme having more than 08 plots.	10% of total plot area.
5.	Minimum area for soak pit etc. (irrespective of number of plots).	05% of the scheme area.
6.	Orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/ infrastructure,	-
	wind direction, natural flow of surface drainage to allow un-obstructed rain water discharge.	
7.	Layout of plots shall be governed by easy access having acceptable grades minimum 01 in 15 and which may not obstruct view or vista.	-

<p>8. In exceptional circumstances, for the benefit of Economically Weaker Sections and where the site conditions permit to do so, the Director / Chairman- SADA may fix the minimum area of plot of 75.00 Sq.m with two common walls.</p>	-
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## 19.8 Regulations for Sub-Division of Land

The Sub-Division of land into plots amounts to „Development“ under *Himachal Pradesh Town and Country Planning Act, 1977*.

1. No person shall sub-divide his land unless permitted to do so in accordance with rules and regulations in force.
2. Similarly no „Registrar or the Sub-Registrar shall register any sale deed or documents of any sub-division of land on share basis unless the sub division of land is duly approved by the competent authority in accordance with provisions of Section 16 C of the H.P. Town and Country Planning Act, 1977 and sub division of land regulations as contained in this Development Plan.
3. The sub-division of land shall be permitted in accordance with natural profile topography of land as shown on a contour map, drainage of the land, accessibility, road alignment, wind direction, local environmental imperatives and in accordance with prescribed land use of the Development Plan. Natural flora and fauna shall have to be preserved.
4. Natural nallahs which pass through land involving sub-division shall be developed and maintained according to discharge of water during the peak rainy season.
5. Sub-division of land shall not be permitted in an area where basic services like paved roads, drainage, water-supply, sewerage disposal, electric supply line, street lighting etc do not exist. The developer shall apply to develop the requisite services and infrastructure and letter of intent for the same may be given to him/her/them. Final permission for sub-division of land shall be given as and when services are developed at site. Roads and services are to be provided in a particular sub-division of land in consonance with the adjoining infrastructure/proposals of this Development Plan. No sub-division shall be allowed with direct access from the National Highway.
6. The plots shall be permitted at right angle to the road with proper shape and dimensions in accordance with natural profile of land and slope, so that optimum use of the land is ensured. Contour planning must be followed for minimizing the cutting of hills and for getting maximum sun.
7. One side of every residential plot shall abut with minimum 5.00 meter wide access.
8. The minimum width of road for sub-division of land shall be 5.00 m. up to 05 number of plots, 6.00 m up to 08 number of plots and 7.00 m. for plots above 08 in number.

9. In case of plots or land abutting the existing or proposed roads or paths, width of the same shall have to be increased to meet requirements of width for requisite plots.
10. Average slope gradient for regional roads shall have to be 1:20. However, local roads in town may be allowed with slope gradient up to 1:10 and additional width of carriage way shall be provided on curves for ensuring smooth flow of vehicular traffic, which shall not obstruct view or vista.
11. Minimum buildable width of residential building of any type shall be 5.00 meter. And minimum width of residential plot in row housing (or any) shall be 5.00 meter. Ratio of depth to width of the plot shall normally range between 1:1.5 to 1:3.
12. Minimum area for a detached plot shall not be less than 250 Sq.m. However the minimum size of plot in a planned layout can be 90 Sq.m. Smaller plots may be considered in the case of allotments made by State Government under Gandhi Kutir Yojna, Indira Awas Yojna or any other scheme launched by Union or State Governments for the benefit and upliftment of economically weaker sections of the society and IRDP families. Where State Government is allotting land to the landless persons, it may be ensured that plots are created after the mandatory regulations for front set back on any road so that least difficulty is faced by the allottees later on.
13. Semi-detached house construction shall be allowed on plots having area between 201 – 300 Sq.m. And row housing on plots with area between 120 Sq.m. to 200 Sq.m. subject to the condition that the maximum number of such plots shall not exceed 12 in a row after which a gap of 7.00 m. shall be left.
14. If the number of proposed plots in a row exceeds 12 (or 2500 Sq.m), provision of parks and tot lots shall be made in the centre of scheme area. Such parks cannot be built upon or sold in any manner in future. The area to be proposed under parks shall not be less than 10% of the total scheme area. Right of use/ownership of this land shall be transferred/ surrendered to the Panchayati raj institutions or Urban Local Bodies or State Town and Country Development Authority or SADA or any other authority as the case may be which shall be responsible for maintenance of surrendered paths, parks etc. The owner shall not claim any compensation in lieu of this land.
15. If the number of proposed plots exceeds 40, provision shall have to be made for educational, health, religious and other community facilities as per the size of the scheme.
16. Minimum area for septic tank and soak pit etc. irrespective of number of plots shall be 05% of the scheme area.
17. Provision for the decomposition of biodegradable waste shall have to be made in accordance with requirements of particular sub-division of land
18. Minimum area of a plot for residential development in group Housing Scheme shall be 1000 Sq.m. in accordance with provisions of Apartment Act.
19. While carving out plots, the orientation of the plots shall be made in such a manner, so as to be in conformity with the existing plots/infrastructure, wind direction, availability of Sun and natural flow of surface drainage to allow unobstructed rain water discharge.
20. Provision for rain water harvesting for surface run off other than that of structures shall have to be ensured to ease the water supply problem.

21. Where it is essential to develop a plot by cutting of natural land profile, it shall be the responsibility of the plot owner to provide retaining and breast walls, according to the engineering specifications, so that such cutting of natural profile do not exceed more than 3.50 m. height in any case with provision of diaphragm wall for step housing.
22. Development proposal for part of land or Khasra number shall not be considered and proposal shall be submitted for complete adjoining land holding. Adequate provision of paths, open spaces as per regulations shall be made. Provision of path or road shall be shown for remaining land as well.
23. No Government land shall be transferred by the District Collector or registered by the Registrar or Sub-Registrar to any person in the Special Area without No Objection Certificate of the Special Area Development Authority.

## CHAPTER – 20

### OTHER REGULATIONS

#### 20.1 Building Regulations

The following Building regulations shall apply to all development activities to be carried out in urbanisable limits of Trilokpur Special Area. Mixed landuse shall be allowed in the entire Trilokpur Special Area. However, the mixed landuse shall include only such activities as are incidental conforming and compatible with one another i.e. no obnoxious, environmentally hazardous or non- conforming functions shall be allowed. Also, no any mixed building use shall be allowed/ permitted in any case, i.e. commercial activity at ground floor (or any floor) and residential at upper floors.

1. After coming into force of this Development Plan, the land use and development of land shall conform to the provisions of this Development Plan subject to the provisions as contained under Section 26 of the Himachal Pradesh Town and Country Planning Act, 1977.
2. No building or other structure shall be erected, re-erected or materially altered without the permission of the competent authority in writing.
3. No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these requirements shall meet at least the minimum requirements established by these regulations.
4. No planning permission for development shall be granted unless the road or path on which land or plot abuts is properly demarcated and developed at site.
5. **Slope:** Maximum acceptable slope for development shall be 45°. No building shall be erected on slope of natural land profile forming an angle of more than 45°.
6. **Hill Cutting:** Maximum hill cutting of 3.50 M height shall be permissible.
7. **Boundary wall:** Boundary wall or fence and hedge along any yard or plot shall not exceed 1.50 M in height.
8. **Height of Plinth:** Maximum height of plinth level shall be 2.00 meter.

9. **Height of Structures:** Maximum height of any structure/ building shall be 21.00 meter.
10. **Corner Plot:** On a corner plot bounded by a vehicular road in any land use zone or area, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede vision to avoid accidents and smooth running of vehicular traffic.
11. **In case of plot or land abutting road or path;** width of the same shall be increased to meet requirements of the Development Plan by getting additional strip of land surrendered by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership of use of such land which is earmarked for path or road shall be surrendered or transferred to the Urban Local Body or Panchayati Raj Institution or Development Authority (SADA) or any other authority as the case may be, by the applicant(s) without any compensation for maintenance purpose. The registering authority shall have binding with this provision to affect all registrations as per layouts approved by the competent authority in the name of Government or above referred bodies or authorities.

## 12. Parking Provisions:

### I. Parking in Residential Use:

- 1) One parking floor shall be allowed/ permitted in any of the residential building (optional). Provision of porch shall be mandatory in row housing. A porch is an open or enclosed gallery or room attached within ground floor of building. It is an open enclosed space generally used for parking motor vehicles.
- 2) For plots having side set-backs of 2.50 meters or more, construction of garage up to 5.00 meter depth in ground floor shall be permitted touching rear boundary of the plot, provided that total coverage and set-backs remains within the maximum permissible limit and no opening is left on the sides of the adjoining plots.

### II. Parking for Commercial & Use:

- 1) One parking floor shall be permissible / permitted only for large shops falling in category between 91-150 Sq.m build up plot area, wherever feasible. Also, one parking floor shall be permitted for other commercial buildings above 150.00 Sq.m build up plot area. However, NO any parking floor in any case shall be allowed/ permitted for commercial shops/ booth of plot area below 91.00 Sq.m.
- 2) **Underground basement floor** shall only be permitted for commercial buildings / public semi public buildings of plot area not below 500.00 Sq.m. However, this underground basement shall only be used for parking motor vehicle purpose.
- 3) **Minimum and maximum height of parking floor** permitted shall be between 2.70 meter - 3.50meter including depth of beam below the ceiling of the slab and it shall be over and above the permissible Floor Area Ratio limit. The shear walls shall be constructed on all the three sides of parking floor so that it is not a soft storey.
- 4) The height restriction for **Garage** shall be the same as is for parking floor. However, in case the parking floor is constructed of more than prescribed height of 3.50 meter, it shall then be treated as a storey and the area shall be included in total built up floor area. The fee as specified under *Himachal Pradesh Town and Country Planning Rules* shall have to be paid for parking floor.

- 5) **Open Parking:** In case, space as per requirement for parking is available in open, over and above the set-backs, condition of parking floor shall not be insisted. Guest Houses, Hotels, Resorts and Clubs must have car parking space at least equivalent to the half of the number of suits proposed, open parking in such can be permitted.
  - 6) **The closed floors in a building at any level,** if proposed and feasible for parking, shall be allowed over and above the permissible Floor Area Ratio (FAR), irrespective of height restriction, subject to structural stability. The fee as specified under the *Himachal Pradesh Town and Country Planning Rules*, shall have to be paid for parking floor.
  - 7) **Floor abutting road level:** In hilly terrain, where the commercial building is below road level, in such circumstances if person intends to construct parking floor, if feasible for parking, in addition to the number of storeys approved, will be allowed over and above the permissible Floor Area Ratio (FAR) subject to structural stability. The said parking floors shall be used exclusively for parking only.
  - 8) **Multilevel Parking:** Multilevel parking floors can be allowed in Government & public undertaking buildings and in other Commercial Uses wherever feasible. The Regulations of Public & Semi-Public Use shall be applicable for Government & public undertakings where multilevel parking floors are proposed. The Regulations of Commercial Uses shall be applicable for multilevel parking floors proposed in Commercial Uses. Though, one parking floor is mandatory yet, second parking floor can be constructed which will be optional.
13. **Height of Floor:** Minimum and maximum height of Residential Use Floor shall be 2.70 meter to 3.50 meter respectively. Whereas, in case of Commercial Use, height of floors of shops and other commercially use buildings floors shall vary minimum from 3.00 meter to 5.00 meter. Also, if variations in floor heights as per requirement, if required for specific functional/operational requirement of an activity shall be permissible with restriction of overall height of the structure. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required set-backs.
  14. **Set-backs:** Minimum front set back from the line of controlled width of Highways and other Himachal Pradesh Public Works Department's scheduled roads falling within the Planning Area or Special Area limits (excluding the land, included in the inhabited sites of an village as entered and demarcated in the Revenue record or on sites in notified Municipal area that are already built up) shall be 3.00 M. Minimum front set-back for non-scheduled roads and Municipal roads shall be 3.00 M.
  15. The set-backs shall NOT be applicable to road side infrastructure or facilities such as rain shelters, landscaping etc. which are specifically permitted by the HP Public Works Department on the acquired width of a road with temporary structures.
  16. **Highway Plots:** No building or structure shall be raised or constructed within 8.00 meter (5.00 meter + 3.00 meter) distance from the edge of acquired width of National Highway. This will be further subject to the requirements of National Highway Authority of India (NHAI). For development along this highway, the applicant shall have to submit N.O.C. from the competent authority under Road Side Land Control Act along with a site plan showing acquired and controlled width of the road clearly.



17. **Plots along MDR's and PWD Roads:** No building or structure shall be raised or constructed within 5.00 M distance from the edge of acquired width of Major District Road or any PWD road. The applicant shall further subject to the requirements to submit N.O.C. from the competent authority under Road Side Land Control Act along with a site plan showing acquired and controlled width of the road clearly.
18. **Provision of Lift:** Buildings below than 15.00 meter in height, provision for a lift shall be optional. However, if building height exceeds more than 15.00 meter, provision of lift shall be mandatory requirement. The Promoter has to make provision of power back up for the lift and general lighting within and outside the building at his own cost.
19. **Rain Water Harvesting:** Rain water harvesting tank shall be constructed in the plot @ 20 Liters per Sq.m. of the roof top area.
20. **Structural Stability Certificate:** Submission of Structural Stability Certificate on completion of building shall be mandatory. Competency for preparation of structural design and its certification only Registered Civil Engineer having experience in Engineering Structure practice with design and field work.
21. **Water Supply and Electricity NOC:** Issuance of No Objection Certificate (NOC) for water supply and electricity connection i.e. temporary connection at plinth level and permanent connection only after completion of dwelling unit/ floor/ whole building.
22. **Deviations:** Deviations up to 10% is permissible. Any subsequent deviations above permissible limit made in the building constructed after getting the plan approved and after grant of No Objection Certificate (NOC) issued by the Department shall entail the entire building unauthorized and NOC so issued shall be withdrawn and the services shall be disconnected.
23. **Re-construction of existing buildings:** Re-construction shall be permissible on old lines. Any addition, if required, shall be allowed to the extent of 20% of existing built up area of ground floor subject to fulfillment of other planning Regulations. At least 2 or 3 photographs shall be submitted with existing building drawings to establish the existing building line.
24. **Existing Development:** No plot size restriction shall be applicable for the plots existing prior to enforcement of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No 12 of 1977) and to the plots carved out after inheritance and to such plots carved out for social housing schemes of Government.
25. **HT/LT Line Distance:** Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate (NOC) of the Competent Authority shall also be required, if HT/LT line is crossing through the site.

Table No. 20.1: Regulations for HT/LT Line Distance:

Sr. No.	Voltages	Vertical clearance	Horizontal clearance
1.	Low and medium voltage and service line	2.40 m. (8')	1.20 m. (4')
2.	For high voltage lines up to 11,000 Volt	3.65 m. (12')	1.20 m. (4')
3.	For high voltage lines 11,000 to 33,000 Volt	3.65 m. (12')	1.80 m (6')

26. **Block to Block Distance:** Minimum permissible distance between two blocks constructed on a plot shall be 05.00 meter.
27. **Buildable Width:** NO development shall be permissible on land having buildable width less than 05.00 meter after leaving set-backs. However, in special case of commercial use i.e for booths minimum buildable width shall be 02.50meter and for small category shops minimum buildable width shall be 03.50 meter.
28. **Highest Flood Level:** Distance from the Highest Flood Level (HFL) along Markanda River, Khuds and Nallahs shall be as delineated in the Revised Development Plans i.e. no construction shall be permitted within 25.00 meter from the River bank; 05.00 meter from Khud and 03.00 meter from Nallah. In other areas, no construction shall be allowed in parcel of land prone to floods.
29. **Existing Tree&Forest Boundary:** No construction shall be allowed within a radius of 02.00 meter from the existing tree and 5.00 meter from the forest boundary measured from the circumference of an existing tree.
30. **Sandwich Plots:** Construction on Sandwich Plot shall be permissible as per existing building lines, only in existing built up areas.
31. **The Habitable Basement and Attic** shall be counted as independent storey.
32. **Drainage:** The road side drain shall be on hill side. However, in plain areas where there are buildings on either side of road, drain may be provided on both sides.
33. **Change of Land Use:** Change of existing land use for Residential, Commercial, Public/ Semi-public and Industrial uses, shall be on existing pattern of development and site conditions subject to the conditions that where basic services like paved roads, drainage, water supply, sewerage disposal, electrical supply line, street lighting etc. do not exist, change of land use or development of land shall not be permitted unless the applicant undertakes that these services shall be provided at his own cost.
34. **Mixed Landuse and Mixed Building Use:** Mixed landuse shall not be allowed in the entire Special Area. No restriction shall be applicable for the existing mixed building use plots existing prior to enforcement of Development Plan, which include shops at ground floor and residential at upper floors. The future development of plots shall be restricted from mixed building use after getting into action of Development Plan.

**Relaxation:** In case of any constraints as per the site conditions (on merits) in maintaining set-backs or any other Regulations, the Chairman / SADA house vested with the powers of the Director may relax the same in public interest.

## 20.2 Exemptions for Villages outside Urbanisable Limits

The urbanisable and non-urbanisable exempted areas are shown in Map No. Non-urbanisable exempted areas as shown in the map which includes sub-villages of Mauja Trilokpur namely: **Kharkiyon, Lam-Ba-Bela, Tedi-Baroti, Pulewala, Kohluwala, Kyarwala, Sheriwala, Baddey-Paar** and **Aogalwala**. Urbanisable areas in Mauja Trilokpur includes sub-villages namely Trilokpur, Pothion and Budrion. All the development activities as specified below up to prescribed limits shall be exempted from permission under this Development Plan:-

1. Residential activities such as farm-houses and residential houses upto three storeys, cattle shed, toilet, septic tank, Kitchen, store, parking shed or garage and rain shelter.
2. Commercial activities such as basic commercial activities like shops of general merchandise, cobbler, barber, tailoring, fruit, vegetable, tea or sweet, eating places and dhabas, chemist and farm produce sale depot.
3. Service Industries such as cottage or house-hold, service industries like carpentry, knitting, weaving, blacksmith, goldsmith, atta-chakki with capacity upto five horse power, watermill, agriculture equipments or machinery repair, electronic and house-hold appliances.
4. Public amenities such as public amenities like Panchayat offices, schools, mahila/ yuvak mandals, community halls, post offices, dispensaries and clinics/ veterinary, kiosks, patwar khana, guard huts, anganwaris, electricity and telephone installations and connections, roads and paths, ropeways, water tanks, rain harvesting tanks, overhead or underground water tanks, pump houses, check dams, temples/ mosques, graveyards, cemeteries, cremation grounds and other religious buildings, bathing, ghats, cremation shelters, rest sheds, baths, drainage, toilets, latrines, urinals, sewerage installations, wells, tube wells, baulies, garbage disposal bins, depots and other installations.
5. Agriculture and horticulture related activities including rain harvesting structures, milk chilling plant, farm level godowns, seeds and fertilizer stores, farm clinics, precooling units, primary processing units, green houses and poly houses.
6. Heritage related activities such as lakes, reservoirs, dams, bauries, wild life sanctuaries, cemeteries, graveyards.

### 20.2.1 Exemption under section 30-A, High Court Order

Benefit of exemption under section 30- A is only available to the persons who own land in rural areas at the time of commencement of Act. The word “successor” in the context of this section and the act has to be read to mean natural heirs only. The word “successor” cannot include persons who have purchased or acquired property on lease from the original owners. So keeping in view the orders of the Honorable High Court the benefit of exemptions under Section 30-A will be given to the local residents only, who owned land at the time of commencement of the act in that area. Henceforth the benefit of section 30-A shall not be available to anyone except the local residents and even to owners/ residents in case they are carrying out construction with the commercial motive including home stay activities.

### 20.2.2 Parameters / Norms for Construction activities in Rural Area (Exempted Area)

#### 1. Residential Buildings and Farm Houses:

• Maximum floor area	600 Sq.m
• Maximum number of storeys	3 number

**Note:** The applicant may have a maximum floor area of 600 Sq.m distributed over not more than three storeys.

**2. Commercial Use:**

• Maximum floor area	100 Sq.m
• Maximum number of storeys	2 number
• Minimum access	3.00 meter

**Note:** The applicant may have a maximum floor area of 100 Sq.m distributed over not more than two storeys.

**3. Service Industries:**

• Maximum floor area	100 Sq.m
• Maximum number of storeys	1 number
• Minimum access	3.00 meter

**4. Public Amenities:**

• Maximum floor area	As per requirement
• Maximum number of storeys	3 number
• Minimum access	3.00 meter
• Parking	@ 0.50 to 1.50 equivalent car space per 100 Sq.m of floor area.
• Play fields in case of Educational Buildings	0.20 to 1.60 hectare is desirable, however, as per land availability.

**5. Other Imperatives:**

- 1) Structure safety and seismic proofing should be insured.
- 2) Attic or basement shall be counted as a storey.
- 3) No construction shall be raised within a distance of 5.00 meter from the centre of roads in respect of all village roads.
- 4) No construction shall be raised within controlled width of major district roads.
- 5) Minimum front set back of 3.00 meters from controlled width of National Highways, State Highways and Scheduled Roads under the Himachal Pradesh Road Side Land Control Act shall be kept.

- 6) Minimum set back of 2.00 meter from the adjoining property, government land and 5.00 meter from Forest land shall have to be maintained.
- 7) Hill side cutting may be done upto 3.50 meter height.
- 8) Provision for Rain Water Harvesting system @ 20 litre per square meter of roof area should be made.
- 9) Septic tank and soak pit should be made.
- 10) Preference shall be given for Solar Passive Building design.
- 11) Locational attributes, aesthetics, local building material, heritage and environmental aspects should also be taken into account.
- 12) Minimum horizontal and vertical clearances from HT/ LT lines shall have to be maintained in accordance with provisions of Indian Electricity Rules, as provided in the National Building Code of India- 2005.

### **20.3 Construction of Cellar**

Construction of cellar shall not be counted as a storey and should be constructed within the prescribed set-backs and prescribed building lines and subject to maximum coverage on floor i.e. entrance floor and may be put for following uses:-

- a. Storage of household or other goods of ordinarily combustible material;
- b. Air conditioning equipment and other machines used for services and utilities of the building; and Parking spaces.

#### **20.3.1 The cellar shall have following requirements:**

1. All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose. In no circumstances, construction of Toilet, Bath, Kitchen etc. shall not be allowed in the cellar.
2. Every cellar shall be, in every part, at least 2.40 meter in height from the floor to the underside of the roof slab or ceiling.
3. Adequate ventilation shall be provided for the cellar and any deficiency in ventilation requirements may be met by providing mechanical ventilation in the form of blowers, exhaust fans and air conditioning system etc.
4. The minimum height of the ceiling of any cellar shall be 0.90 meter and the maximum 1.20 meter above the average surrounding ground level. Adequate arrangements shall be made such that surface drainage does not enter the cellar.
5. The walls and floors of the cellar shall be watertight and be so designed that the effects of the surrounding soil and moisture if any, are taken into account in design and adequate damp proofing treatment is given.
6. The access to the cellar shall be separate from the main and alternative staircase providing access and exit from higher floor. Where the staircase is continuous in the case of

buildings served by more than one staircase, the same shall be enclosed type, serving as a fire separation from the cellar floor and higher floors. Open ramps shall be permitted, if they are constructed within the building line.

7. In case partition in the cellars is allowed by the Authority, no compartment shall be less than 50 Sq.m. in area and each compartment shall have proper ventilation provision and the cellar partition shall however, conform to the norms laid down by the Fire Services.

## 20.4 Regulations for Solar Passive Building Design

1. **Scope:** The Solar Passive Building Design shall be required in the following type of buildings:-

- 1) All the Government and Semi-Government buildings.
  - 2) Public and Semi-Public Institutions including Educational, Health, Community centers. Urban Local Bodies and Panchayati Raj Institutions.
  - 3) Banquet Halls, Inns and buildings of Autonomous Bodies.
  - 4) Residential buildings in Urban and Urbanisable Areas.
  - 5) Residential Colonies and Apartments / New Townships.
  - 6) Industrial buildings and complexes thereof.
  - 7) Transport buildings such as Airport Terminals, Bus Terminals, Railway Stations etc
  - 9) Commercial complexes and buildings related thereto including Hotels, Resorts, Lodges and Guest.
2. **Building Map** The map for the proposed building should accompany a statement giving detail of specifications of solar passive heating and cooling system, day lighting features, solar photovoltaic panels, energy efficient and other renewal energy devices as shown in the drawing and proposed to be installed where required. Expected energy saving in the building should also be mentioned..
3. **Site Selection:** The site should preferably be selected on southern slopes or sunny side. Availability of sun shine duration during the winter months of December to March should also be mention. The orientation of the site should be such that longer axis of the building should preferably lie along east-west directions to trap maximum solar energy during winters..
4. **Planning of Spaces** The main habitable spaces of a building may be planned and designed in such a manner, so that natural day light is available. The stair cases, garages, toilets and stores may be planned preferably on northern side. Minimum door and window openings on north side be proposed to avoid heat losses. In order to capture maximum heat in winters, maximum glazing be proposed on southern side. Glazing in proportion to total surface area of outer wall should not exceed more than 50% in mid-altitude regions i.e. 1500 M to 2200 M and not more than 70% in high altitude regions i.e. 2200 M and higher.

## 5. Integrating Solar Heating Systems in Building Designs

- a) Passive solar heating systems like solar air heating, water heating, sun space, solar walls, space heating, green houses and solar trombe wall etc. shall be integrated in the building design, wherever possible on southern side, so as to allow maximum direct solar access to these systems. In no circumstances, construction of Toilet, Bath, Kitchen etc. shall be allowed in the cellar.
- b) The suitability of space heating systems to be installed or incorporated in the design of a solar passive building is to be decided by the registered Town Planner/ Architect/ Engineer/ Designer/ Solar Expert in accordance with building site, climate and space heating requirements.

## 6. Solar Photovoltaic Panel (SPV) for Lighting: Wherever possible and required, the solar photovoltaic panels may be integrated preferably in the building design for providing light in the building, emergency lighting and street lighting, so that use of electricity is minimized..

## 7. Solar Passive Cooling Design Features: The ventilation and Solar Passive cooling features may be incorporated wherever required as follows:

- a) **Cross Ventilation:** Windows on opposite sides of rooms may be provided for proper circulation and ventilation of fresh and cool air in summers. Windows on southern side may be fixed with overhangs of adequate height and width to provide shade during the summers.
- b) **Color and Shading:** The external surface of the wall may be painted with white or light colors to reflect instant solar radiation.
- c) **Ground Embankments:** Ground floor may be provided with earth berming upto a height of around 1.00 M for taking the advantage of constant temperature of the earth throughout the year.
- d) **Outside Temperature:** Outside temperature may be modified by landscaping.

## 8. Reducing Thermal Losses: The local building materials including stone, slate and mud may be utilized to meet the heating and cooling requirements by storing warmth and keeping the building cool.

## 9. Outer Wall Thickness: Outer walls of the building should be made atleast 0.23 M thick or with cavity with air or with insulation for thermal comfort and to avoid the transfer of heat from outer environment to inner environment and vice-versa..

## 10. Installation of Solar assisted Water Heating System in Buildings

- 1) The capacity of the Solar hot water system is to be determined as per the requirement of particular building. The following building plans shall be submitted along with provision of solar water heating system in Hospitals and Nursing Homes, Hotels, Lodges, Guest Houses, Group Housing or Apartments on an area of more than 1000 Sq.m. Hostels of Schools, Colleges, Training centers and other Institutions, Functional Buildings of public institutions like Airports, Bus Stands & Railway Stations. Community centers, Banquet Halls and buildings of similar use.

- 2) New buildings should have open space on the roof top which receives direct sun light. The load bearing capacity of the roof should at least be 50 Kg. per Sq.m. All new buildings of above categories must complete installation of solar water heating system before putting the same in use.
- 3) Installation of solar assisted water heating systems shall conform to the Bureau of Indian Standards (BIS) specifications. The solar collectors used in the system shall have the Bureau of Indian Standards (BIS) certification mark.
- 4) All solar water heating systems may have an automatic electric backup system, so that the same is functional during cloudy or low / non-sunshine days.
- 5) Provision in the building design itself may be kept for an insulated pipeline from the roof top in the building to various distribution points where hot water or hot air is required.
- 6) The solar water heating system has to be integrated preferably in roof of the building, where-ever possible, so that the panels become integral part of the roof. The solar air/ water collectors/ green house/ sunspaces on the roof for receiving maximum solar radiation will be allowed.

## 20.5 Regulations for Persons with Disabilities

### 1. Site Planning:

- a) Every public and semi-public building shall have at least one access to main entrance/exist to the disabled, which shall be indicated by proper signage.
- b) This entrance shall have approach through a ramp together with stepped entry. The ramp should have a landing after 9.00 M run and in front of the doorway. Minimum size of landing shall be 1000 mm x 2000 mm.

2. **Access Path/Walkway:** Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any step. The slope, if any shall not be greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to floor material whose color texture is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons). Finishes shall have a non-slip surface with texture traversable by a wheel chair. Curbs wherever provided should blend to common level.

### 3. Parking Provision:

- a) Surface parking for two equivalent car spaces shall have to be provided near entrance with maximum travel distance of 30 M from building entrance. Width of parking bay shall be minimum 3.60 M.
- b) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.



**4. Approach to Plinth Level:**

- a) Ramp shall be provided with non-slip material to enter the building. Minimum clear width of ramp shall be 1800 mm with maximum gradient of 1:12 between top and bottom of the ramp. Length of ramps shall not exceed 9.00 M having 800 mm high handrail on both sides extending 300 mm beyond the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
- b) Entrance door minimum clear opening for the entrance door shall be 1000 mm.
- c) For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrails on both sides of the stepped approach similar to the ramped approach shall be provided.

**5. Corridor connecting the Entrance/Exit:** The corridor connecting the entrance/exit for handicapped, leading directly outdoors to a place where information concerning the overall views of the specific building can be provided to visually impaired persons either by a person or signs shall be provided as follows:

- a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons. The minimum width shall be 1500 mm.
- b) In case there is a difference of level, slope ways be provided with a gradient of 1:12. Handrails shall be provided for ramps/slope ways.

**6. Lift:** For the buildings with more than 15.00 M in height, one lift shall be provided for the wheel chair user with the following clear dimensions:

- a) Clear internal depth 1100 mm.
- b) Clear internal width 2000 mm.
- c) Entrance door width 910 mm.
- c) A handrail not less than 600 mm long at 900 mm above floor level shall be fixed adjacent to the control panel. The lift lobby shall be of an inside measurement of 1800 mm x 2000 mm or more. Operational details of lift shall conform to the National Building Code of India.

**7. Refuge Area:** Refuge area shall have to be provided at the fire protected stair landing on each floor having doorways with clear opening width of 900 mm that can safely hold one or two wheel chairs. The alarm switch should be installed between 900mm and 1200 mm from the floor level.**8. Toilets:** One special toilet shall be provided for use of handicapped with specifications:

- a) The minimum size shall be 1500 mm x 750 mm. Minimum clear opening of the door shall be 900 mm and the door shall be swinging/ sliding type.
- b) Suitable arrangements for vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- c) The Water Closet (WC) seat shall be 500 mm from the floor.

## **20.6 Regulations for Collection of Rain Water**

The collection of rain water from the roof tops of the buildings shall be compulsory where the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) is in operation in the State as, for all the buildings existing or proposed for construction in future; and the Guidelines for capturing, storage, integration and distribution of rain water shall be as under:

1. The Rain Water Harvesting Structures are allowed to be constructed in set backs below ground level. If the storage is desired at any level above ground level, it has to be away from set-backs within the permitted covered area.
2. The community Rain Water Harvesting Structure shall also be permissible.
3. Proper system for rain water capturing, storage as well as integration and distribution shall be ensured.
4. The stored rain water shall be utilized regularly for non-drinking usages including fire fighting, landscaping, and gardening apart from domestic usages.
5. No water supply connection shall be given to any building till Rain Water Harvesting System is put in place and subsequently operationalized.
6. The minimum capacity of Rain Water Harvesting Structure shall be worked out at the rate of 20 liters per square meter of the roof top area. \
7. Violator shall be liable for disconnection of Public Water Supply connection.
8. The owners of existing buildings without Rain Water Harvesting System shall have to install Rain Water Harvesting System within eighteen months after coming into the operation of these Regulations.

## **20.7 Regulations for Installation of Communication Towers**

Communication Tower shall include Antenna, fabricated Antenna, Antenna fixtures, tower erected on ground to install the telephone lines including transmission lines. This will not include the Antennas installed for domestic purpose, namely Television Antennas or Dish Antennas or Cable Antennas.

### **20.7.1 Application for Permission**

Any person or stakeholder who intends to erect any communication tower shall make an application to the competent authority along with the following documents as prescribed:

1. Latest copy of Revenue documents namely tatima and jamabandi in original.
2. Two copies of Location Plan in the scale of 1:1000 and Site Plan in the scale of 1:200. Location Plan should show the adjoining buildings and open spaces.

3. Two copies of drawing of tower with complete details including the specifications of foundations and design parameters showing clearly the height of the tower along with its elevation.
4. Affidavit from owner of the land containing his consent along with proof of ownership.
5. Structural Safety Certification of tower including its base by registered Civil Engineer, who should be Graduate in Civil Engineering from a recognized Indian or Foreign University or Corporate Member of Civil Engineering Division of the Institute of Engineers (India) with 3 year experience in Structural Engineering practice in designing and field work. The Soil Investigation Report from a registered Geologist.
9. Copy of sanctioned roof plan, if the tower is to be erected on an existing building as far as possible, sufficient open space should be left on all sides of the tower to ensure that damage is not caused, if the tower falls down. If due to any specific site related limitations, sufficient space cannot be left, and if permission is to be granted, third party insurance of such amount shall be got done as may be decided by sanctioning authority. Such towers can be permitted only on top of buildings already approved or regularized under the law in force. However, erection of towers on heritage buildings shall not be allowed.
10. In case the tower is in the vicinity or adjoining to high or low voltage lines, then its horizontal and vertical distance from the same shall be clearly indicated in the drawings, which shall conform to the distances as prescribed in the National Building Code of India, 2005.
11. Indemnity Bond to take care of any loss or injury due to accident caused by the tower to a person or property (including a declaration to the effect that the applicant shall take special precaution for fire safety and lightning and shall be solely responsible for paying all kinds of compensation and damages and would be responsible for any civil or criminal case arising therefrom) shall be submitted.
12. Mobile Companies (duly registered) shall indicate the capacity of tower or Antennas in Mega Watt. Generator sets installed at tower site to cater to the power requirements of the antenna should conform to the noise and emission norms prescribed under Environment Protection Rules. Acknowledgement of duly filled application form to the concerned Local Body/ SADA shall be deemed to be sufficient for making an application to HPSEP & PCB, unless there is a felt need of carrying out noise test. However, antenna shall be made operational only after obtaining permission of Local Body/ SADA, HPSEP and PCB (Himachal Pradesh State Environment Protection & Pollution Control Board), In case the tower is proposed to be installed in the residential area or in vicinity thereof or near school or hospital or public or semi-public buildings, No Objection Certificate (NOC) from owners of adjoining buildings or the concerned Institution or requisite stakeholders, as the case may be, shall be submitted.
13. In case the Mobile tower is proposed to be installed in the vicinity of any Airport, No Objection Certificate from the Airport Authority of India shall be submitted.
14. In the case of erecting of towers in the Border Areas of the State, No Objection Certificate from the Defence or the Police Authorities as the case may be, shall be submitted.
15. **Prohibition on Subletting:** These structures will not be sublet without the permission of the Local Body/ SADA, which has granted the original permission.

16. **Sharing of Towers:** The Telecom Operators may share the towers for fixing their respective Antennas subject to structural safety to be certified by the registered Civil Engineer. The Telecom operators shall adhere to the prescribed technical requirements, so as to curtail multiplicity of towers as well as to optimize the use of the existing ones.
17. **Compounding of Minor Deviations:** At certain places the Telecommunication Operators are forced by technical feasibility to install Antennae on the particular building which may have minor violations, which are compoundable as per law. In such cases, building owner can get compounding done in advance for which as outer time limit of 30 days for taking a final decision shall be applicable.
18. **Deemed Approval:** A final decision for allowing permission or rejection for erection of a communication tower shall be taken within 30 days from the date of submission of all the documents by the applicant. In case the documents submitted for permission are complete in all respects and decision is not conveyed within 30 days, deemed permission shall be assumed, provided that the same is in accordance with these Rules and Regulations.

#### 20.7.2 Location of Communication Tower

Location of communication towers is governed by the Radio frequency system. The Cellular Operators shall avoid residential areas for erection of the same. The location for erection of towers shall be decided as follows:

1. First preference shall be given to the location of tower in the open or public areas away from the residential locations.
2. Where it is not possible to avoid the location in residential area, the same shall be erected in open space/ park or on community buildings in these areas with prior consent of owners of adjoining residential houses.
3. Where it is not possible to find such suitable space, tower should be permitted on the roof top of residential buildings, already approved or regularized under the law in force.

#### 20.8 Regulations for Construction of Fire Station

Most of the incidents occur due to non-compliance of the various provisions of the safety norms and hence it is extremely important to ensure strict adherence to the building regulations/bye laws with a strong enforcement backup. It is therefore necessary that the Urban Local Bodies or SADA, are responsible for providing the infrastructure are above all involved in operation and maintenance are required to be sensitized for taking strict necessary steps for enforcement of the provisions of building bylaws with a view to avoid the fire related incidents. Ministry of urban development has brought out model Building Bylaws, 2004 Chapter-7 pertains to Fire Protection and Fire Safety Requirements. Further, National Building Code, 2005 has a detailed Chapter i.e. Part- IV Fire and Life Safety.

##### 20.8.1 Guidelines for Locating Fire Station and other Fire Fighting Facilities:

1. From Town Planning point of view, while preparing layout plans, the minimum right of way of road of 6.00 meter be ensured so to ensure ingress and egress of fire tenders.

2. Fire stations should be located so that the fire tenders are able to reach any disaster site within 3 - 5 minutes, within 3 - 5 Km radiuses. Fire stations should be located on corner plots as far as possible and on main roads with minimum two entries.
3. In the new layouts, concept of underground pipelines for fire hydrants on the periphery exclusively for fire fighting services should be considered. Necessary provisions for laying underground/ over ground fire fighting measures, water lines, hydrants etc. may be kept wherever provision of fire station is not possible.
4. All group housing societies, hospitals, commercial complexes, educational institutes should mandatory obtain clearances from fire department and provision has to be made for ensuring installation and proper working of fire extinguishers with periodic fire safety audit as required under the respective building bye-laws. Thus, NOC approval from fire department for fire fighting measures while laying the services be required.
5. Further all the tall buildings with more than 15 meter height need give clearances from both structural safety and fire safety point of view. Other measures such as making mandatory provision to have burns ward in all hospitals both government and private in the million plus cities may also be taken/ initiated.

## **20.9 Application Procedure for Permission for Development of Land**

### **20.9.1 Procedure and Requirements**

1. The application for development of land to be undertaken on behalf of the Union or State Government under section 28 and under section 29 by a local authority or any development authority (SADA) or any authority specially constituted under the H.P. Town & Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule-11 of H.P. Town & Country Planning Rule, 1978 including design by a registered Architect/ Planner/ Engineer/ Draughtsman and structural design by a Structural Engineer/ Architect.
2. The application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, local authority or development authority or any authority specially constituted under the H.P. Town & Country Planning Act, 1977 shall be on such forms along with the specification sheet and schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 12 of the H.P. Town & Country Planning Rules 1978.

### **20.9.2 Required Documents**

1. Three sets of location plan in the scale 1:1000, indicating the land in question, main approach roads, important physical features of area, important public buildings like school, hospital, cinema, petrol pump, office and surrounding ownership if any.
2. Three sets of Contour plan in the scale of 1:200 showing the profile of site.
3. Three sets of site plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing drainage and sewerage, set-backs, built up and open area clearly, plot must tally in shape, size and dimensions as shown in the Tatima. Position and size of rain water harvesting tank shall be indicated in the site plan.

4. Three sets of architectural drawings showing building plan, elevations, longitudinal and transverse cross- sections in the scale of 1:100 or 1:50.
5. The drawings referred in point numbers (1) to (4) above should be duly signed by the registered Architect or Planner or Engineer or Draftsman along with his or her address and registration number.
6. One copy of treasury challan form vide which requisite fee has been deposited.
7. Latest original Khasra map (Tatima) showing Khasra number of land in question, adjoining Khasra numbers on all sides of plot and approach path with its width.
8. Latest Jamabandi showing clear ownership or attested photostat copy of sale deed/lease deed/conveyance deed or registration deed.
9. In the site plan the distance of low and high tension electricity lines from proposed land or plot or building shall be shown. In case electricity lines are passing over or nearby the proposed site for development, horizontal and vertical distance should be shown.
10. In case no public road or path exists at site, the owner shall have to make proper provision for path or road abutting with proposed plot or building by surrendering such land as may be directed by the competent authority. A certificate from the Urban Local body or Panchayati Raj Institution or Town and Country Planning Department or Development authority or any other authority as the case may be, shall be submitted by the applicant in support of taking over the land surrendered for development of road or path and designating it as public street as per provisions of their respective Acts.
11. For the plots abutting National Highways, State Highways, Bye passes and other Scheduled Roads or Himachal Pradesh Public Works Department (HPPWD) the No Objection certificate (NOC) of H.P. PWD shall be submitted on the format as below:

#### NO OBJECTION CERTIFICATE

The Department of Himachal Pradesh Public Works has no objection on carrying out any development on land or construction of building bearing Khasra No. \_\_\_\_\_ of revenue village or mohal \_\_\_\_\_ abutting with National Highways or State Highway or Schedule Road namely \_\_\_\_\_ by the owner Sh./ Smt. \_\_\_\_\_ resident of \_\_\_\_\_ with respect to the provisions of the H.P. Road Side Land Control Act, 1969 in this behalf as shown in the site plan.

(Seal)

Competent Authority

\*(Not to be issued below the rank of Executive Engineer)

12. For plots/buildings whereby electricity lines (LT/HT) are passing over or nearby, the No Objection Certificate (NOC) of Himachal Pradesh State Electricity Board (HPSEB) shall be submitted on the format as appended below:

**NO OBJECTION CERTIFICATE**

The Himachal Pradesh State Electricity Board has no objection on carrying out any development on land or construction of building bearing Khasra No. \_\_\_\_\_ of revenue village or Mohal \_\_\_\_\_ under the \_\_\_\_\_ line by the owner Sh./Smt. \_\_\_\_\_ resident of \_\_\_\_\_ with respect to the provisions of Indian Electricity Rules, 1956 in this behalf as shown in the site plan.

(Seal)

Competent Authority

\*(Not to be issued below the rank of Executive Engineer)

13. Applicant shall have to submit any other certificate/document or Plan e.g. No Objection Certificate (NOC) from the H.P. State Pollution Control Board, water and electricity availability certificate from the concerned departments etc. as may be required by the competent authority.
14. Demarcation report from revenue authority shall have to be submitted wherever so required by the competent authority.
15. Photographs of the site showing profile of land, vegetation and trees. The photographs shall be of at least 10 cm X 15 cm size taken from different angles.
16. For major proposals having bearing on the community, a detailed project report justifying the proposals other than, the pre-requisites of main use be submitted and got approved from the competent authority.
17. No access shall be permissible from the major roads without prior approval of the competent authority.
18. Whereas the structural design of the building shall be the responsibility of the owner and the Structural engineer, however structural stability certificate on its completion shall have to be submitted.

**20.9.3 Monitoring of Construction**

1. The applicant shall intimate in writing to the concerned competent authority that the work of execution of building has reached the plinth level. The competent authority shall inspect the executed work within 15 days and shall allow the applicant for further construction, only if the same is found in order.
2. In case the competent authority does not inspect the site within the prescribed period, the applicant shall certify that he has carried the construction up to plinth level in accordance with permission order and consequent upon not conducting the inspection within stipulated period, the applicant can undertake the further construction in accordance with permission order.

3. If the competent authority on inspection later on observes at any stage that the work has not been carried in accordance with the approved plan, notice of unauthorized construction or deviation shall be served upon for restoration of the same to its original condition as prescribed in the Act or any other action as specified in rules and regulations thereunder.
4. The concerned competent authority, if required, may direct the applicant to revise the building plan as per requirements of rules and regulations and if it is found in order, the revised map shall be approved.
5. After completion of the building, the applicant shall submit a completion plan along with a certificate to the concerned competent authority certifying that the construction has been completed as per the approved map. Building shall not be put to use prior to issuance of completion certificate by the competent authority.

#### 20.9.4 Terms for Service connections

1. The procedure for issuance of No Objection Certificate (NOC) for water supply and electricity connection shall be as under:
  - ✓ **Temporary-** At plinth level.
  - ✓ **Permanent** -On completion of dwelling unit/floor/whole building.
2. No Objection Certificate (NOC) issued by the Authority for services shall be liable for withdrawal on violations of provisions of the Development Permission Regulations as specified, according to which permission and has been accorded or breach of terms and specified conditions in the permission order.
3. Provided that before applying for N.O.C. for permanent water/electricity/ sewerage connection the applicant shall have raised construction as per approved map, constructed drain, path, septic tank, soak pit, rain harvesting tank etc. The plot must have defined boundaries as per demarcation obtained from revenue department. Photographs shall also be submitted by the applicant showing structure raised or completed by him/her.

*After coming into force of this Development Plan of Trilokpur Special Area, the land use and development of land shall conform to the provisions of this Development Plan, subject to the provisions as contained under Section 26 of the Himachal Pradesh Town and Country Planning Act, 1977.*

ब अदालत विवाह पंजीकरण अधिकारी, बड़सर, उप-मण्डल बड़सर, जिला हमीरपुर, हि० प्र०

1. बलबीर सिंह सपुत्र श्री धर्म सिंह, निवासी गांव घोड़ी, डा० धबीरी, तह० बड़सर, जिला हमीरपुर, हि० प्र०।
2. सीता देवी सुपुत्री भगवान दास, निवासी गांव ठाणा, डा० बणी, तह० बड़सर, जिला हमीरपुर, हि० प्र०। वर्तमान पत्नी बलवीर सिंह। प्रार्थी।

बनाम

आम जनता

प्रतिवादी।



आम जनता को सूचित किया जाता है कि प्रार्थी एक व दो ने इस न्यायालय में विवाह पंजीकरण करवाने का आवेदन किया है। अतः इस इशतहार द्वारा आम जनता व उपरोक्त आवेदनकर्ता के माता-पिता को इस विवाह के पंजीकरण बारे एतराज हो तो दिनांक 02-08-2017 या इससे पूर्व प्रातः 10.00 बजे इस न्यायालय में आपत्ति दर्ज करवा सकते हैं। इस तिथि के बाद कोई उजर स्वीकार नहीं किया जावेगा।

आज दिनांक 03-07-2017 को मेरे हस्ताक्षर एवं मोहर अदालत द्वारा जारी किया गया।

मोहर।

हस्ताक्षरित /—  
विवाह पंजीकरण अधिकारी,  
बड़सर, उप-मण्डल बड़सर, जिला हमीरपुर, हि0 प्र0।

ब अदालत विवाह पंजीकरण अधिकारी, बड़सर, उप-मण्डल बड़सर, जिला हमीरपुर, हि0 प्र0

1. राजकुमार s/o हेमराज शर्मा, गांव जिदवीं व्हयमणा, डा0 डिडवीं, तह0 बड़सर, जिला हमीरपुर हि0 प्र0।
2. मानदासी d/o धर्म चन्द, गांव सिद्धारा, डा0 नियोली, तह0 व जिला कुल्लू (हि0 प्र0)। ... प्रार्थी।

बनाम

आम जनता

... प्रतिवादी।

आम जनता को सूचित किया जाता है कि प्रार्थी एक व दो ने इस न्यायालय में विवाह पंजीकरण करवाने का आवेदन किया है। अतः इस इशतहार द्वारा आम जनता व उपरोक्त आवेदनकर्ता के माता-पिता को इस विवाह के पंजीकरण बारे एतराज हो तो दिनांक 16-08-2017 या इससे पूर्व प्रातः 10.00 बजे इस न्यायालय में आपत्ति दर्ज करवा सकते हैं। इस तिथि के बाद कोई उजर स्वीकार नहीं किया जावेगा।

आज दिनांक 30-06-2017 को मेरे हस्ताक्षर एवं मोहर अदालत द्वारा जारी किया गया।

मोहर।

हस्ताक्षरित /—  
विवाह पंजीकरण अधिकारी,  
बड़सर, उप-मण्डल बड़सर, जिला हमीरपुर, हि0 प्र0।

**In the Court of Sh. S.K. Prashar, HAS, Marriage Officer-cum-Sub Divisional Officer (c)  
Bhoranj, District Hamirpur (H. P.)**

1. Madan Lal s/o Sh. Jaru Ram, Vill. Rathwani, P.O. Town Bharari, Tehsil Bhoranj, Distt. Hamirpur (H.P.)
2. Smt. Kalpna Devi w/o Late Sh. Sunil Kumar, r/o Village Jahu Kallan, P.O. Jahu, Tehsil Bhoranj, District Hamirpur, H.P. ... Applicants.

*Versus*

General Public

Subject.— Application for registration of marriage under Section 16 of Special Marriage Act, 1954 (Central Act) as amended by Marriage Laws (Amendment Act 01, 49 of 2001).

Sh. Madan Lal s/o Sh. Jaru Ram, Vill. Rathwani, P.O. Town Bharari, Tehsil Bhoranj, Distt. Hamirpur (H.P.) & Smt. Kalpna Devi w/o Late Sh. Sunil Kumar, r/o Village Jahu Kallan, P.O. Jahu, Tehsil Bhoranj, District Hamirpur H.P. have filed an application alongwith affidavits in this court under Section 16 of Special Marriage Act, 1954 (Central Act) as amended by Marriage Laws (Amendment Act 01, 49 of 2001) that they have solemnized their marriage ceremony on 02-05-2017 at Santoshi Mata Mandir, Ladraur, Tehsil Bhoranj, Distt. Hamirpur as per Hindu Rites and Customs and they are living together as husband and wife since then, hence their marriage may be registered under Special Marriage Act, 1954.

Therefore the General Public is hereby informed through this notice that any person who has any objections regarding this marriage can file the objection personally or in writing before this court on or before 07-08-2017. After that no objections will be entertained and marriage will be registered accordingly.

Issued today on 04-07-2017 under my hand and seal of the court.

Seal.

Sd/-

*Marriage Officer-cum-Sub Divisional Magistrate,  
Bhoranj, Distt. Hamirpur (H.P.).*

ब अदालत श्री नरेश कुमार सतउं, नायब तहसीलदार एवं सहायक समाहर्ता द्वितीय श्रेणी, थुरल,  
जिला कांगड़ा, हि0 प्र0

किस्म मुकद्दमा : दरुस्ती नाम

तारीख पेशी : 11-08-2017

श्री मनदीप राणा पुत्र मनोहर, निवासी महाल मलघूणी, मौजा व उप-तहसील थुरल, जिला कांगड़ा (हि0 प्र0) प्रार्थी।

बनाम

आम जनता

प्रतिवादी।

विषय.—प्रार्थना—पत्र दरुस्ती नाम राजस्व अभिलेख महाल मलघूणी, मौजा व उप-तहसील थुरल।

इश्तहार मुस्त्री मुनादी :

प्रार्थी श्री मनदीप राणा पुत्र मनोहर, निवासी महाल मलघूणी, मौजा व उप-तहसील थुरल, जिला कांगड़ा (हि0 प्र0) ने एक प्रार्थना—पत्र मय शपथ पत्र पीठासन अधिकारी के समक्ष प्रस्तुत करते हुए अनुरोध किया है कि उसका नाम आधार कार्ड, राशन कार्ड व पंचायत अभिलेख में मनदीप राणा पुत्र मनोहर दर्ज है व उसका विख्यात व सही नाम भी मनदीप राणा पुत्र मनोहर ही है। परन्तु राजस्व अभिलेख महाल मलघूणी, मौजा व उप-तहसील थुरल में उसका नाम मयूर बाबू व पिता का नाम प्रधान सिंह गलत दर्ज हो गया है। अतः अब प्रार्थी अपने व पिता के नाम की राजस्व अभिलेख महाल मलघूणी मौजा व उप-तहसील थुरल में दरुस्ती करवा करके मयूर बाबू पुत्र प्रधान सिंह के बजाए मयूर बाबू उपनाम मनदीप राणा पुत्र मनोहर दर्ज करवाना चाहता है। अतः प्रार्थी का आवेदन स्वीकार करते हुए, इस मुस्त्री मुनादी चस्पांगी व इश्तहार अखबारी के माध्यम से आम जनता को सूचित किया जाता है कि यदि किसी व्यक्ति को उक्त प्रार्थी व इसके पिता के नाम की राजस्व अभिलेख महाल मलघूणी, उप-तहसील थुरल में मयूर बाबू पुत्र प्रधान सिंह की बजाए मयूर बाबू उपनाम मनदीप राणा पुत्र मनोहर दर्ज करवाने बारे किसी किस्म की आपत्ति या उजर हो तो वह तारीख पेशी 11-08-2017 को असालतन या वकालतन हाजिर अदालत होकर अपना उजर पेश कर सकता है।

अन्यथा बाद तारीख पेशी किसी किस्म का उजर एवं एतराज नहीं सुना जावेगा व नाम दुरुस्ती का आदेश पारित कर दिया जाएगा।

यह इश्तहार आज दिनांक 03-07-2017 को मोहर अदालत व मेरे हस्ताक्षर से जारी हुआ।

मोहर।

हस्ताक्षरित/—  
सहायक समाहर्ता द्वितीय श्रेणी,  
थुरल, जिला कांगड़ा, हि0 प्र0।

ब अदालत श्री नरेश कुमार, नायब तहसीलदार एवं सहायक समाहर्ता द्वितीय श्रेणी, थुरल,  
जिला कांगड़ा, हि0 प्र0

किस्म मुकद्दमा : दुरुस्ती नाम

तारीख पेशी : 11-08-2017

श्री सुलिन्द्र कुमार पुत्र आत्मा राम, निवासी महाल भनवाड, डा0 व उप-तहसील थुरल, जिला कांगड़ा  
(हि0 प्र0) प्रार्थी।

बनाम

आम जनता

प्रतिवादी।

विषय.—प्रार्थना-पत्र दुरुस्ती नाम राजस्व अभिलेख महाल हलूं, काना सुभां, मलांधर, ठाणा व भनवाड, मौजा  
व, उप-तहसील थुरल, जिला कांगड़ा, हि0 प्र0।

मुस्त्री मुन्यादी, चसपांगी व इश्तहार अखबारी

प्रार्थी श्री सुलिन्द्र कुमार पुत्र आत्मा राम, निवासी महाल भनवाड, डा0 व उप-तहसील थुरल, जिला कांगड़ा (हि0 प्र0) ने एक प्रार्थना-पत्र मय शपथ पत्र पीठासन अधिकारी के समक्ष प्रस्तुत करते हुए अनुरोध किया है कि उसका नाम आधार कार्ड, वोटर कार्ड व पहचान पत्र में सुलिन्द्र कुमार दर्ज है व उसका विख्यात व सही नाम भी सुलिन्द्र कुमार ही है। परन्तु राजस्व अभिलेख महाल हलूं, काना सुभां, मलांधर, ठाणा व भनवाड मौजा व उप-तहसील थुरल में उसका नाम सुलिन्द्र कुमार के बजाए सुलिन्द्र सिंह गलत दर्ज हो गया है। अतः अब प्रार्थी अपने नाम की उपरोक्त राजस्व अभिलेख महालात दुरुस्ती करवा करके सुलिन्द्र सिंह के बजाए सुलिन्द्र सिंह उपनाम सुलिन्द्र कुमार दर्ज करवाना चाहता है। अतः प्रार्थी का आवेदन स्वीकार करते हुए, इस मुस्त्री मुनादी व चसपांगी के माध्यम से आम जनता को सूचित किया जाता है कि यदि किसी व्यक्ति को उक्त प्रार्थी के नाम की उपरोक्त राजस्व अभिलेख महालात में दुरुस्ती करवा करके सुलिन्द्र सिंह के बजाए सुलिन्द्र सिंह उपनाम सुलिन्द्र कुमार दर्ज करवाने बारे किसी किस्म की आपत्ति या उजर हो तो वह तारीख पेशी 11-08-2017 को असालतन या वकालतन हाजिर अदालत होकर अपना उजर व एतराज पेश कर सकता है। बाद तारीख पेशी किसी किस्म का उजर एवं एतराज नहीं सुना जावेगा व नाम दुरुस्ती का आदेश पारित कर दिया जाएगा।

यह इश्तहार आज दिनांक 03-06-2017 को मोहर अदालत व मेरे हस्ताक्षर से जारी हुआ।

मोहर।

हस्ताक्षरित/—  
सहायक समाहर्ता द्वितीय श्रेणी,  
थुरल, जिला कांगड़ा, हि0 प्र0।

**ब अदालत श्री नरेश कुमार सतउं, नायब तहसीलदार एवं सहायक समाहर्ता द्वितीय श्रेणी, थुरल,  
जिला कांगड़ा, हि0 प्र0**

किस्म मुकद्दमा : दरुस्ती नाम

तारीख पेशी : 11-08-2017

श्रीमती संतोष कुमारी पत्नी मनोहर, निवासी महाल मलघूणी, मौजा व उप-तहसील थुरल, जिला कांगड़ा (हि0 प्र0) ... प्रार्थिया।

बनाम

आम जनता

... प्रतिवादी।

विषय.—प्रार्थना-पत्र दरुस्ती नाम राजस्व अभिलेख महाल मलघूणी, मौजा व उप-तहसील थुरल।

इश्तहार मुस्त्री मुनादी :

प्रार्थी श्रीमती संतोष कुमारी पत्नी मनोहर, निवासी महाल मलघूणी, मौजा व उप-तहसील थुरल, जिला कांगड़ा (हि0 प्र0) ने एक प्रार्थना-पत्र मय शपथ पत्र पीठासन अधिकारी के समक्ष प्रस्तुत करते हुए अनुरोध किया है कि उसका नाम आधार कार्ड, राशन कार्ड व पंचायत अभिलेख में संतोष कुमारी पत्नी मनोहर दर्ज है व उसका विख्यात व सही नाम भी संतोष कुमारी पत्नी मनोहर ही है। परन्तु राजस्व अभिलेख महाल मलघूणी, मौजा व उप-तहसील थुरल में उसके पति का नाम प्रधान सिंह गलत दर्ज हो गया है। अतः प्रार्थिया अब अपने पति के नाम की राजस्व अभिलेख महाल मलघूणी मौजा व उप-तहसील थुरल में दरुस्ती करवा करके संतोष कुमारी पत्नी प्रधान सिंह के बजाए संतोष कुमारी पत्नी मनोहर दर्ज करवाना चाहती है। अतः प्रार्थिया का आवेदन स्वीकार करते हुए, इस मुस्त्री मुनादी चस्पांगी व इश्तहार अखबारी के माध्यम से आम जनता को सूचित किया जाता है कि यदि किसी व्यक्ति को उक्त प्रार्थिया के पति के नाम की राजस्व अभिलेख महाल मलघूणी, उप-तहसील थुरल में संतोष कुमारी पत्नी प्रधान सिंह के बजाए संतोष कुमारी पत्नी मनोहर दर्ज करवाने बारे किसी किस्म की आपत्ति या उजर हो तो वह तारीख पेशी 11-08-2017 को असालतन या वकालतन हाजिर अदालत होकर अपना उजर पेश कर सकता है। अन्यथा बाद तारीख पेशी किसी किस्म का उजर एवं एतराज नहीं सुना जावेगा व नाम दरुस्ती का आदेश पारित कर दिया जाएगा।

यह इश्तहार आज दिनांक 03-07-2017 को मोहर अदालत व मेरे हस्ताक्षर से जारी हुआ।

मोहर।

हस्ताक्षरित /—  
सहायक समाहर्ता द्वितीय श्रेणी,  
थुरल, जिला कांगड़ा, हि0 प्र0।

**ब अदालत श्री नरेश कुमार सतउं, नायब तहसीलदार एवं सहायक समाहर्ता द्वितीय श्रेणी, थुरल,  
जिला कांगड़ा, हि0 प्र0**

किस्म मुकद्दमा : दरुस्ती नाम

तारीख पेशी : 11-08-2017

श्री दिनेश धीमान पुत्र गुरदास धीमान, निवासी महाल कोतवाल लाहड, डा0 मौजा व उप-तहसील थुरल, जिला कांगड़ा (हि0 प्र0) ...प्रार्थी।

बनाम

आम जनता

... प्रतिवादी।

विषय.—प्रार्थना-पत्र दरुस्ती नाम ग्राम पंचायत बटाहण, उप-तहसील थुरल।

इशतहार मुस्त्री मुनादी :

प्रार्थी श्री दिनेश धीमान पुत्र गुरदास धीमान, निवासी महाल कोतवाल लाहड़, डा0 मौजा व उप-तहसील थुरल, जिला कांगड़ा (हि0 प्र0) ने एक प्रार्थना-पत्र मय शपथ पत्र पीठासन अधिकारी के समक्ष प्रस्तुत करते हुए अनुरोध किया है कि उसका नाम आधार कार्ड, दसवीं पीक्षा प्रमाण-पत्र व पैन कार्ड में दिनेश धीमान व उसके पिता का नाम गुरदास धीमान दर्ज है व उसका व पिता का विख्यात व सही नाम भी दिनेश धीमान व गुरदास धीमान ही है। परन्तु ग्राम पंचायत बटाहण में उसका व उसके पिता का नाम क्रमशः दिनेश धीमान व गुरदास धीमान के बजाए दिनेश कुमार व गुरदास गलत दर्ज हो गया है। अतः प्रार्थी अब अपने व पिता के नाम की ग्राम पंचायत बटाहण, उप-तहसील थुरल में दुरुस्ती करवा करके दिनेश कुमार के बजाए दिनेश कुमार उपनाम दिनेश धीमान व पिता का नाम गुरदास के बजाए गुरदास उपनाम गुरदास धीमान दर्ज करवाना चाहती है। अतः प्रार्थी का आवेदन स्वीकार करते हुए, इस मुस्त्री मुनादी चस्पांगी द्वारा आम जनता को सूचित किया जाता है कि यदि किसी व्यक्ति को उक्त प्रार्थी व उसके पिता के नाम की पंचायत अभिलेख बटाहण, उप-तहसील थुरल में दुरुस्ती करवा करके दिनेश कुमार के बजाए दिनेश कुमार उपनाम दिनेश धीमान व पिता का नाम गुरदास के बजाए गुरदास उपनाम गुरदास धीमान दर्ज करवाने बारे किसी किसम की आपत्ति या उजर हो तो वह तारीख पेशी 11-08-2017 को असालतन या वकालतन हाजिर अदालत होकर अपना उजर पेश कर सकता है। बाद तारीख पेशी किसी किसम का उजर एवं एतराज नहीं सुना जावेगा व नाम दुरुस्ती का आदेश पारित कर दिया जाएगा।

यह इशतहार आज दिनांक 03-07-2017 को मोहर अदालत व मेरे हस्ताक्षर से जारी हुआ।

मोहर।

हस्ताक्षरित/—  
सहायक समाहर्ता द्वितीय श्रेणी,  
थुरल, जिला कांगड़ा, हि0 प्र0।

ब अदालत तहसीलदार एवं सहायक समाहर्ता द्वितीय श्रेणी, सन्धोल, जिला मण्डी (हि0 प्र0)

मिसल नम्बर : 08/2017

तारीख मजरूआ : 29-06-2017

तारीख पेशी : 09-08-2017

श्री कन्हैया लाल पुत्र स्व0 श्री मस्तु, निवासी गांव कच्छाली, डाकखाना सन्धोल, जिला मण्डी (हि0 प्र0)

प्रार्थी।

बनाम

आम जनता

फरीकदोयम।

अधीन धारा 37(2) भू-राजस्व अधिनियम, 1954 के तहत आवेदन-पत्र।

श्री कन्हैया लाल पुत्र स्व0 श्री मस्तु, निवासी गांव कच्छाली, डाकखाना सन्धोल, जिला मण्डी (हि0 प्र0) द्वारा समस्त औपचारिकताओं सहित इस न्यायालय में प्रस्तुत आवेदन पत्र में उल्लेख किया है कि उसका वास्तविक नाम कन्हैया लाल है जबकि राजस्व अभिलेख मुहाल कच्छाली में उसका नाम कन्हू राम दर्ज है जो कि गलत है इसलिए उसने निवेदन किया है कि राजस्व अभिलेख मुहाल कच्छाली में दुरुस्ती की जाकर उसका नाम कन्हू राम उर्फ कन्हैया लाल दर्ज किया जाए।

अतः इससे पूर्व कि मामला में अधीन धारा 37(2) भू-राजस्व अधिनियम, 1954 के तहत आगामी आवश्यक कार्रवाई अमल में लाई जाए, इस नोटिस द्वारा जन-साधारण को सूचित किया जाता है कि यदि किसी को उपरोक्त मामला में कोई उजर/एतराज हो तो वह इस न्यायालय में दिनांक 09-08-2017 को

प्रातः 10.00 बजे असालतन या वकालतन हाजिर आकर अपना उजर/एतराज पेश कर सकता है अन्यथा गैर हाजरी की सूरत में एकतरफा कार्यवाही अमल में लाई जाएगी।

आज दिनांक 29-06-2017 को हमारे हस्ताक्षर व मोहर अदालत द्वारा जारी किया गया।

मोहर।

प्रकाश चन्द धामी,  
सहायक समाहर्ता, द्वितीय श्रेणी,  
सन्धोल, जिला मण्डी, हि0 प्र0।

**In the Court of Marriage Officer-cum-Sub-Divisional Magistrate, Sadar,  
District Mandi, H. P.**

In the matter of :—

1. Sh. Jeewan Singh s/o Sh. Tarlok Singh, r/o Ward No. 14 Kathua, Tehsil & Distt. Kathua, J & K
2. Smt. Preety d/o Lal Singh, r/o Vill. Nalsan, P.O. Saigaloo, Tehsil Kotli, Distt. Mandi, H. P. . . Applicants.

Versus

General Public

Subject.—Application for the registration of Marriage under section 15 of Special Marriage Act, 1954.

Sh. Jeewan Singh s/o Sh. Tarlok Singh, r/o Ward No. 14 Kathua, Tehsil & Distt. Kathua, J & K and Smt. Preety d/o Lal Singh, r/o Vill. Nalsan, P.O. Saigaloo, Tehsil Kotli, Distt. Mandi, H. P. (at present wife of Sh. Jeewan Singh s/o Sh. Tarlok Singh, r/o Ward No. 14 Kathua, Tehsil & Distt. J & K) have filed an application along with affidavits in the court of undersigned under section 15 of Special Marriage Act, 1954 that they have solemnized their marriage on 14-06-2017 according to Hindu rites and customs at Chachi Mata Temple Samba, J&K and they are living together as husband and wife since then. Hence, their marriage may be registered under Special Marriage Act, 1954.

Therefore, the general public is hereby informed through this notice that any person who has any objection regarding this marriage, can file the objection personally or in writing before this court on or before 02-08-2017 after that no objection will be entertained and marriage will be registered.

Issued today on 3<sup>rd</sup> day of July, 2017 under my hand and seal of the court.

Seal.

Sd/-  
Marriage Officer-cum-Sub-Divisional Magistrate,  
Sadar, District Mandi (H.P.).

**In the Court of Marriage Officer-cum-Sub-Divisional Magistrate, Balh,  
District Mandi, H. P.**

In the matter of :—

1. Sh. Ghan Shyam s/o Sh. Inder Singh, r/o Village Tawan, P.O. Dhaban, Tehsil Balh, District Mandi, H. P.

2. Smt. Promila Devi d/o Sh. Changu Ram, r/o Village Janed, P.O. Marathu, Tehsil Balh, District Mandi, H.P. at present wife of Sh. Ghan Shyam s/o Sh. Inder Singh, r/o Village Tawan, P.O. Dhaban, Tehsil Balh, District Mandi, H. P. . . Applicants.

Versus

General Public

Subject.—Application for the registration of Marriage under section 15 of Special Marriage Act, 1954.

Shri Ghan Shyam s/o Sh. Inder Singh, r/o Village Tawan, P.O. Dhaban, Tehsil Balh, District Mandi, H. P. and Smt. Promila Devi d/o Sh. Changu Ram, r/o Village Janed, P.O. Marathu, Tehsil Balh, District Mandi, H.P. at present wife of Sh. Ghan Shyam s/o Sh. Inder Singh, r/o Village Tawan, P.O. Dhaban, Tehsil Balh, District Mandi, H.P. have filed an application along with affidavits in the court of undersigned under section 15 of Special Marriage Act, 1954 that they have solemnized their marriage on 12-05-2017 according to Hindu rites and customs at Village Salwahan, P.O. Chunahan, Tehsil Balh, District Mandi, H.P. and they are living together as husband and wife since then. Hence, their marriage may be registered under Special Marriage Act, 1954.

Therefore, the general public is hereby informed through this notice that any person who has any objection regarding this marriage, can file the objection personally or in writing before this court on or before 02-08-2017. After that no objection will be entertained and marriage will be registered.

Issued today on 4<sup>th</sup> July, 2017 under my hand and seal of the Court.

Seal.

Sd/-

*Marriage Officer-cum-Sub-Divisional Magistrate,  
Balh, District Mandi (H.P.).*

ब अदालत श्री गोपाल सिंह कटारिया, सहायक समाहर्ता प्रथम वर्ग, सदर मण्डी, जिला मण्डी (हि0 प्र0)

मिसल नम्बर : 32 / 2017

तारीख मजरूआ : 28-06-2017

तारीख पेशी : 16-08-2017

वादी रीना कुमारी पुत्री ज्योति प्रकाश, निवासी टाण्डू, तहसील सदर मण्डी, जिला मण्डी (हि0 प्र0)

... प्रार्थी ।

बनाम

आम जनता

... फरीकदोयम ।

वादी रीना कुमारी, पुत्री ज्योति प्रकाश, निवासी टाण्डू, तहसील सदर मण्डी, जिला मण्डी (हि0 प्र0) ने इस अदालत में प्रार्थना-पत्र दायर किया है कि उसका सही नाम रीना कुमारी है जैसे कि पंचायत या अन्य रिकार्ड में है लेकिन राजस्व रिकार्ड महाल टाण्डू/624 में गलती से उसका नाम रीमा देवी पुत्र ज्योति प्रकाश लिखा गया है जो कि गलत है। जिसकी दुरुस्ती की जा कर रीमा देवी उपनाम रीना कुमारी पुत्री ज्योति प्रकाश किया जाये।

अतः सर्वसाधारण को इस इशतहार द्वारा सूचित किया जाता है कि यदि इस बारे किसी को कोई उजर/एतराज हो तो वह दिनांक 16-08-2017 को असालतन या वकालतन प्रातः 11.00 बजे हाजिर हो कर अपना उजर/एतराज पेश कर सकता है। निर्धारित अवधि के पश्चात् कोई आपत्ति प्राप्त होने पर एक पक्षीय कार्यवाही की जाएगी।

आज दिनांक 01-07-2017 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

गोपाल सिंह कटारिया,  
सहायक समाहर्ता, प्रथम वर्ग,  
सदर मण्डी, जिला मण्डी, हि0 प्र0।

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**Before the Court of Marriage Officer (SDM) Paonta Sahib,  
District Sirmaur, Himachal Pradesh**

**NOTICE UNDER SECTION 16 OF SPECIAL MARRIAGE ACT**

Whereas Kuldeep Singh s/o Sh. Kashmir Singh, r/o Village Singhpura, P.O. Bhagani, Tehsil Paonta Sahib, District Sirmaur H.P. and Neelam d/o Sh. Ram Kumar aged about 32 years, r/o Village Mehruwala, P.O. Bhagani, Tehsil Paonta Sahib, District Sirmaur, H.P. have filed an application for the registration of their marriage, which was solemnized on 03-07-2017, and they have been living as husband and wife ever since then.

Notices are given to all concerned and Genral Public to this effect that if any body has got any objection regarding the registration of marriage duly solemnized on 03-07-2017 between above said Kuldeep Singh s/o Sh. Kashmir Singh, r/o Village Singhpura, P.O. Bhagani, Tehsil Paonta Sahib, District Sirmaur H.P. and Neelam d/o Sh. Ram Kumar aged 32 years, r/o Village Mehruwala, P.O. Bhagani, Tehsil Paonta Sahib, District Sirmaur, H.P. they should file their written objections and should appear personally or through their authorized agents before me within the period of thirty days from the date of issue of this notice. After expiry of the said period, the marriage certificate would be issued to the applicant by this court and later on no objection will be heard and accepted.

Issued under my hand and seal.

Seal.

Sd/-  
*Marriage Officer-cum-Sub-Divisional Magistrate,  
Paonta Sahib, District Sirmaur, H.P.*



**Before the Court of Marriage Officer (SDM) Paonta Sahib,  
District Sirmaur, Himachal Pradesh**

**NOTICE UNDER SECTION 16 OF SPECIAL MARRIAGE ACT**

Whereas Kuldeep Singh s/o Sh. Kashmir Singh, r/o Village Singhpura, P.O. Bhagani, Tehsil Paonta Sahib, District Sirmaur, H.P. and Neelam d/o Sh. Ram Kumar aged about 32 years, r/o Village Mehruwala, P.O. Bhagani, Tehsil Paonta Sahib, District Sirmaur, H.P. have filed an application for the registration of their marriage, which was solemnized on 03-07-2017, and they have been living as husband and wife ever since then.

Notices are given to all concerned and Genral Public to this effect that if any body has got any objection regarding the registration of marriage duly solemnized on 03-07-2017 between above said Kuldeep Singh s/o Sh. Kashmir Singh, r/o Village Singhpura, P.O. Bhagani, Tehsil Paonta Sahib, District Sirmaur, H.P. and Neelam d/o Sh. Ram Kumar aged 32 years, r/o Village Mehruwala, P.O. Bhagani, Tehsil Paonta Sahib, District Sirmaur, H.P. they should file their written objections and should appear personally or through their authorized agents before me within the period of thirty days from the date of issue of this notice. After expiry of the said period, the marriage certificate would be issued to the applicant by this court and later on no objection will be heard and accepted.

Issued under my hand and seal.

Seal.

Sd/-  
*Marriage Officer-cum-Sub-Divisional Magistrate,  
Paonta Sahib, District Sirmaur, H.P.*

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**In the Court of Sh. Hari Singh Rana, H.A.S. Marriage Officer–cum-Sub Divisional  
Magistrate, Paonta Sahib, District Sirmaur, Himachal Pradesh**

**NOTICE UNDER SECTION 16 OF SPECIAL MARRIAGE ACT**

1. Sh. Manas Mehta s/o Sh. Vijay Mehta r/o Gwalior M.P.
2. Smt. Ravinder Kaur Raina d/o Sh. Gurmeet Singh Raina, r/o House No. 118, Ward No. 8, Paonta Sahib, Distt. Sirmaur, H.P.

*Versus*

General Public

*Application for the registration of marriage under section 16 of Special Marriage Act, 1954  
(Central Act) as amended by Marriage Laws (Amendment Act 01, 49 of 2001)*

Sh. Manas Mehta s/o Sh. Vijay Mehta, r/o Gwalior, M.P. and Smt. Ravinder Kaur Raina d/o Sh. Gurmeet Singh Raina, r/o House No. 118, Ward No. 8, Paonta Sahib, Distt. Sirmaur H.P. have filed an application alongwith affidavits in this court under section 16 of Special Marriage Act,

1954 on dated 01-07-2017 stating therein that they have solemnized their marriage on 19-02-2014 at their residence at Paonta Sahib and they have been living together as husband and wife ever since then. Hence notices are given to all concerned and General Public to this effect that if any body have any objection regarding the registration of marriage duly solemnized on 19-02-2014 between Sh. Manas Mehta s/o Sh. Vijay Mehta r/o Gwalior, M.P. and Smt. Ravinder Kaur Raina d/o Sh. Gurmeet Singh Raina, r/o House No. 118, Ward No. 8, Paonta Sahib, Distt. Sirmaur, H.P. should file written objections and appear personally or through an authorized agent before this court within 30 days from the date of issue of this notice. After expiry of the said period, the marriage certificate would be issued to the applicants by this court.

Issued under my hand and office seal of this court on 01-07-2017.

Seal.

HARI SINGH RANA (HAS),  
*Marriage Officer-cum-Sub-Divisional Magistrate,*  
*Paonta Sahib, District Sirmaur, H.P.*